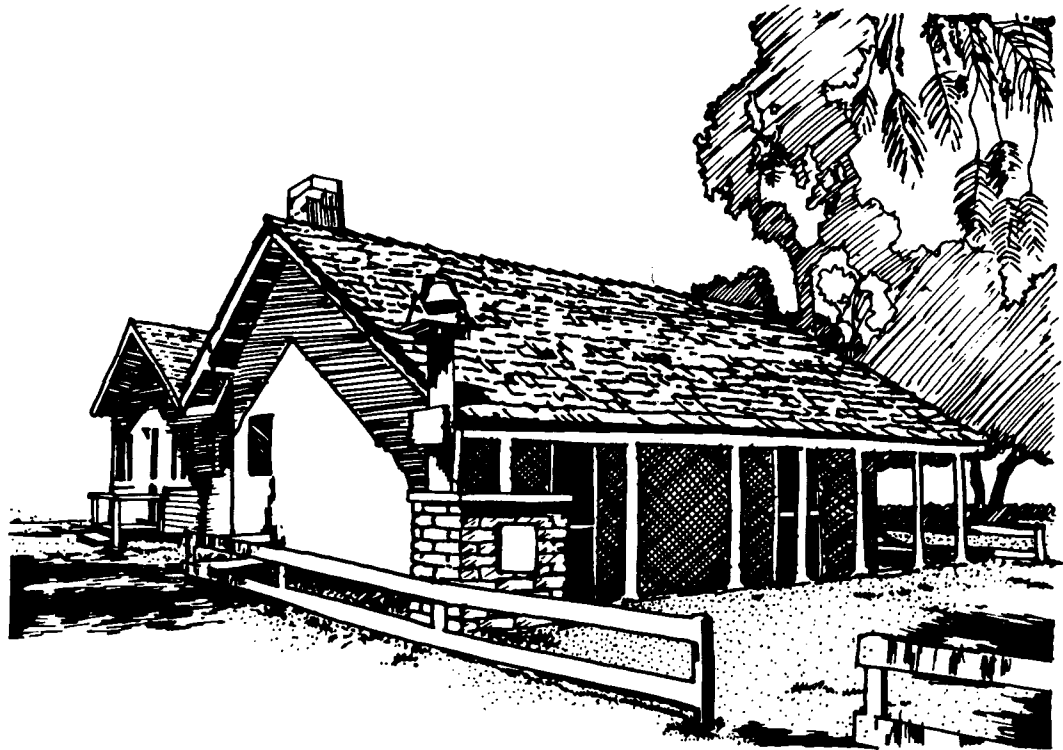


COMMUNITY DESIGN GUIDELINES

SPRING VALLEY COMMUNITY PLANNING AREA COUNTY OF SAN DIEGO



SPRING VALLEY
COMMUNITY PLANNING AREA

COMMUNITY DESIGN GUIDELINES



COUNTY OF SAN DIEGO

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Prepared by the
Department of Planning and Land Use
pursuant to Sections 5760 and 5799b
of the San Diego County
Zoning Ordinance

Reviewed by the Planning Commission
on April 24, 1992

Adopted by the Board of Supervisors
on June 17, 1992

SPRING VALLEY DESIGN GUIDELINES

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PART I

THE DESIGN REVIEW PROCESS

PURPOSE OF DESIGN REVIEW

*This booklet contains the Design Guidelines for development in specified areas of the Spring Valley Community Planning Area. The elements of the Design Review process are set forth in **Part I**.*

*Design Issues and Objectives are explained in **Part II**.*

*General Design Guidelines for the three Districts are described in **Part III**. Review the section applicable to the location of your proposed development.*

***Part IV** contains general Design Guidelines which are applicable to all developments subject to Design Review. All applicants should review this part.*

*The **Appendix** contains Design Review Application Requirements.*

Design Review in Spring Valley is administered by the San Diego County Department of Planning and Land Use as part of the development review process. It is one of several review procedures used by the County to protect the public welfare and environment.

Design Review is a process based on fair and reasonable standards. The process is a comprehensive evaluation of those characteristics of a development which have an impact on neighboring properties and the community as a whole. The process examines the quality of a project's site planning, architecture, landscape design and important details such as signage and lighting.

The purpose of Design Review is to ensure that every new development proposal carefully considers the community context in which it takes place and makes a conscientious effort to develop a compatible relationship with the natural setting, neighboring properties and community design goals.

ROLE OF THE DESIGN REVIEW BOARD

Projects are evaluated by the Spring Valley Design Review Board, a panel of citizens appointed by the County Board of Supervisors. The Design Review Board is sensitive to both developer and

community concerns. The Review Board works with the community and developers to weigh all considerations, be flexible when necessary, and do its best to reach fair decisions when there is a difference of opinion.

The Design Review Board evaluates development proposals using the Guidelines contained in this manual as criteria. The Review Board may recommend to:

- approve or disapprove proposals,
- approve proposals subject to conditions, or
- request that the applicant resubmit the proposal with specific changes.

Design Review Board members will be instructed by Department of Planning and Land Use staff on the proper application of the Guidelines, and on the necessity for substantiating the Board's recommendation by identifying those applicable Guidelines that are satisfied or not satisfied by the proposal.

Recommendations of the Design Review Board are advisory to the various County authorities which issue final decisions on development proposals. Appeals of such decisions are handled through the appeals procedures described in the County Zoning Ordinance.

DEVELOPMENT TYPES SUBJECT TO DESIGN REVIEW

Design Review is a required step in the development approval process for the following types of projects located within the boundaries of the Spring Valley Community Planning Area:

- all commercial development
- all industrial development
- all multi-family residential development (structures containing three or more attached dwelling units) on land zoned at densities of 7.3 dwelling units per acre or greater
- The following Major Use Permits when they also require the issuance of building permits for construction or alteration of buildings: planned developments; mobile home parks; churches; administrative services; clinics; community recreation facilities; cultural exhibit and library buildings; group residential and group care facilities; child care centers; lodge, fraternal and civic assembly buildings; emergency or utility service facilities.

It is intended, in the review of the above specified projects, that the Community Planning Group will work with the Design Review Board and the applicant to encourage consistency of Major Use Permits with applicable Design Guidelines.

Pursuant to the County Zoning Ordinance, Major Use Permits for existing County parks are exempt from the design review process. However, the Department of Parks and Recreation will give due consideration to the appropriate guidelines in the future development of County park facilities.

OUTLINE OF THE REVIEW PROCESS

The following is a general outline of the steps of the Design Review process. The process is also illustrated on page 3. Applicants with questions about this process should first contact the Department of Planning and Land Use staff. Design Review Board members may not always understand the County's permit processing requirements in full detail. For this reason, initial contact with County staff will help to ensure that the project will be processed as expeditiously as possible.

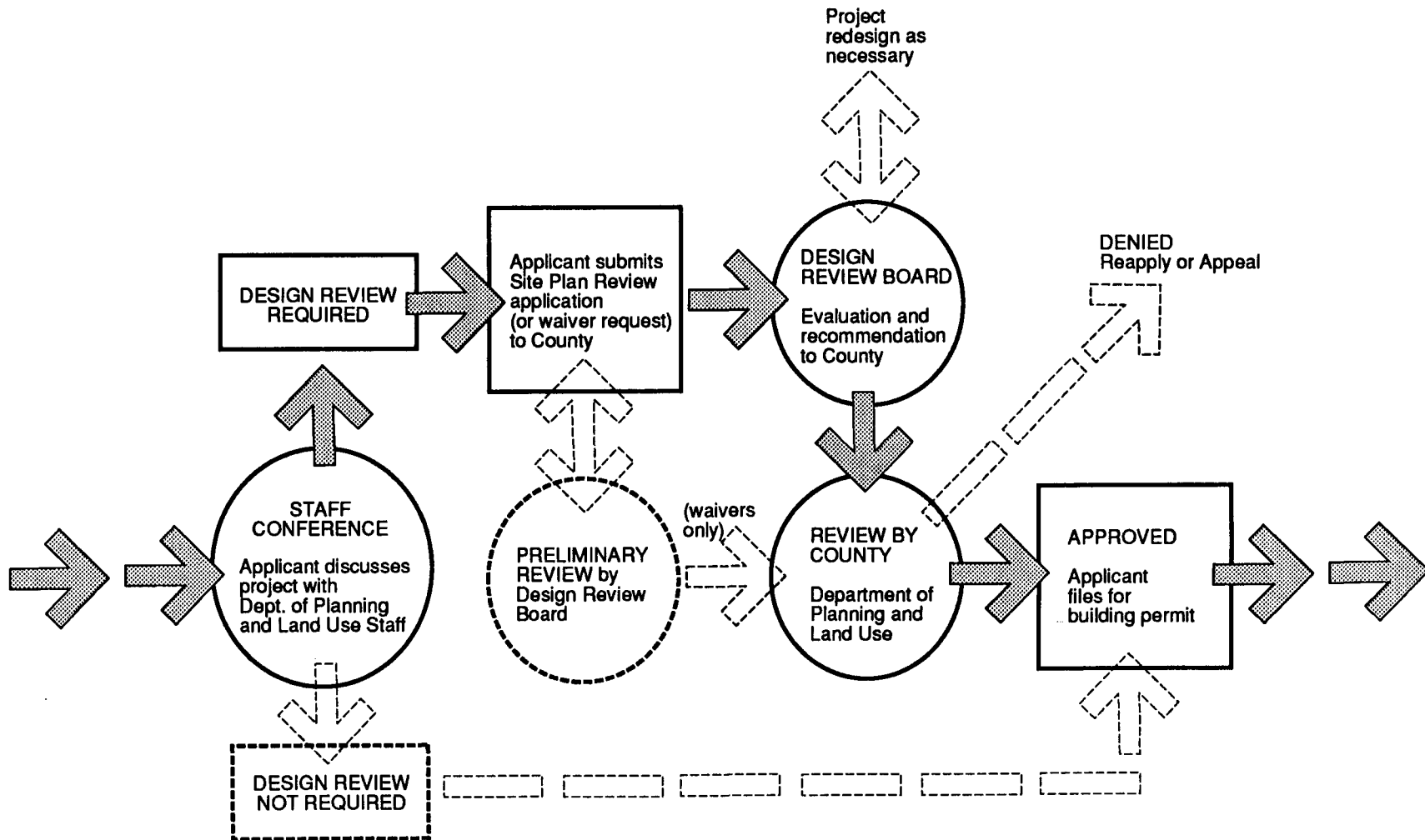
1. Staff Conference

Before planning and design begins, the developer or developer's agent is encouraged to consult with County Planning staff. The nature of the project and site will be discussed. The staff member will clarify review procedures and submittal requirements. Critical design issues and Design Guidelines important to the project may be discussed.

2. Preliminary Review (Optional)

This step is optional but recommended for large or complex projects and projects requiring extensive grading or alteration of natural features. It occurs before submittal of the formal Site Plan Review application to the County, at the Design Review Board's discretion.

THE DESIGN REVIEW PROCESS



Preliminary Review allows the developer to meet with the Design Review Board to discuss basic intentions and plans before investing time in detailed design. At this stage, site design, location of buildings, grading, basic form of buildings and landscape concepts are important. Building elevations and other information may be discussed but should be kept in preliminary form.

Preliminary Review is an informal process which enables the applicant to receive input from the Design Review Board and get its opinion on the basic concept of the development proposal. However, the Review Board may not vote or take official action (unless to recommend a waiver of review requirements, as explained below) until after the application is filed and the Board conducts a formal Site Plan Review.

3. Waiver of Site Plan Review Requirement

In certain cases, the Design Review Board may recommend a waiver of the formal Site Plan Review requirement. Projects which may be granted such a waiver: 1) must be minor in nature, and 2) must meet with the approval of the Design Review Board on Preliminary Review, and 3) must not impede the attainment of Community Design Objectives outlined in this document.

Projects which may be considered for waiver include, for example, minor exterior alterations to existing buildings, or sign programs which fully comply with the Guidelines contained in this document. New buildings and significant remodels of existing buildings are not considered minor in nature.

If you believe that your project may qualify for a waiver of Site Plan Review, you must first discuss the project with County Planning staff. You will be provided with an application form specifically used for waiver requests. This form must be completed by the Design Review Board before the County makes its final decision on the waiver request.

4. Site Plan Review

Design Review is accomplished through a County permit process known as Site Plan Review. Submittal of a Site Plan application is mandatory unless a waiver has been granted. The Site Plan Review process requires at least one appearance before the Design Review Board. Submittal requirements are discussed in the Appendix of this booklet.

Applications are submitted to the Department of Planning and Land Use. Within five (5) days of receipt of a complete application, copies of the application are transmitted to each

member of the Spring Valley Design Review Board. The chairperson of the Design Review Board schedules the item for review at the earliest Design Review Board meeting possible, and notifies the applicant of the date, time and place of the meeting.

Evaluation of the project by the Design Review Board is limited to the topics contained in this booklet. The Board makes its recommendation to the County, based on specific Guidelines to which the project conforms or does not conform.

The County also evaluates the project for conformance with this booklet, considers the Design Review Board's recommendation, and renders a decision. Such decisions may be appealed in accordance with the County's appeal procedures contained in the Zoning Ordinance. In the event that the Design Review Board's recommendation is not received within twenty (20) days after transmittal of the application, a decision may be made without the Board's recommendation. Upon making a decision, the County transmits a copy of the decision to the Review Board.

PART II

DESIGN ISSUES AND OBJECTIVES

A. LAND USE COMPATIBILITY

Spring Valley is characterized by a wide diversity of development type and quality. As pointed out in the County's recent Spring Valley Revitalization Study (1989, Economic Research Associates), "much of Spring Valley has developed in piecemeal, lot-split fashion with little thought at the County level about quality of life issues such as landscaping, design review or neighborhood compatibility."

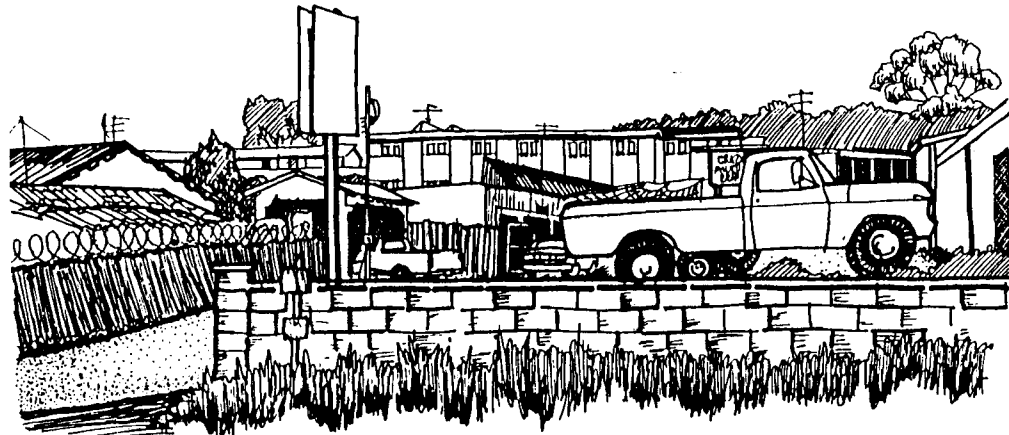
The Spring Valley community is committed to regain design integrity in all of its future development. The unfortunate urban blight that exists in some areas of the community does not justify the perpetuation of poor urban design in future development. The Community Design Review program is one mechanism to improve the design quality of future development, by integrating the positive aspects of the community's natural and built landscapes into new projects.

The following section begins by discussing Spring Valley's diversity in the context of three desirable Design Objectives: A) land use compatibility, B) elimination of blight, and C) sense of place. Parts III and IV will provide specific guidelines designed to accomplish these broader community design objectives

Land Use Compatibility involves the appropriate location of various land uses in a manner which reasonably satisfies concerns related to the issues of health and safety, environmental quality, aesthetic appearance, comfort and enjoyment. Compatible adjacent land uses are those which do not, by their proximity, significantly interfere with or harm each other, whether physically, aesthetically or functionally.

The land use profile of Spring Valley contains a diverse selection of development types, and this is generally a positive attribute. Diverse communities allow inhabitants a broad variety of activities, a wide range of housing and employment opportunities, and freedom from the visual boredom which is sometimes created in new, homogeneous communities.

However, this diversity sometimes creates an uneasy "fit" between adjacent land uses. Most planning theory of the last century taught that independent, autonomous land use districts should be separated by physical or visual buffers so that a person in one land use area was largely unaware of the presence of adjacent, differing land uses. This approach was created in response to highly undesirable land use configurations, for example where large industrial districts stood side by side or intermixed with residential districts. Such situations exist in several parts of Spring Valley, and revitalization efforts will require the creation of adequate buffers where they do not currently exist in existing development, and also where necessary in new development.



On the other hand, it is not the intent of these design guidelines to “homogenize” new development in the community. Spring Valley’s future should accommodate a wide range of projects. The challenge is to encourage an appropriate level of diversity without creating unacceptable land use incompatibilities.

Objectives

- 1. Provide adequate visual and/or physical buffers as necessary when changes are proposed for existing development. Specific guidelines for this purpose are provided in this document.**
- 2. Designs for new developments should be based upon a case-by-case assessment of the degree of potential land use incompatibility. New development proposals must demonstrate a conscientious effort to resolve any potential land use conflicts which may arise.**
- 3. Encourage a diverse but compatible land use mix of new development, within the context of existing zoning.**

B. ELIMINATION OF BLIGHT

Urban blight is evidenced by changes in the character and intensity of land use in an area, specifically, the premature obsolescence and the physical deterioration of large areas. The physical aspects of blight include the deterioration of, or deficiencies in, the quality of structures and their immediate surroundings. The social aspects of blight involve elements of public interest such as health and safety.

Physical manifestations of blight in simple forms include structural deterioration and disrepair, trash and/or excessive open storage accumulations in yards, and various forms of visual clutter including excessive and chaotic signage patterns. Social indicators of simple forms of blight include increased rates of crime and unhealthful conditions; economic indicators include declining property values and a high concentration of vacant and vandalized buildings. Complex forms of blight include areas which contain a mixture of incompatible land uses (such as the location of a factory in a residential area), obsolete or impractical layout of streets, and highly unsafe or unhealthful conditions.

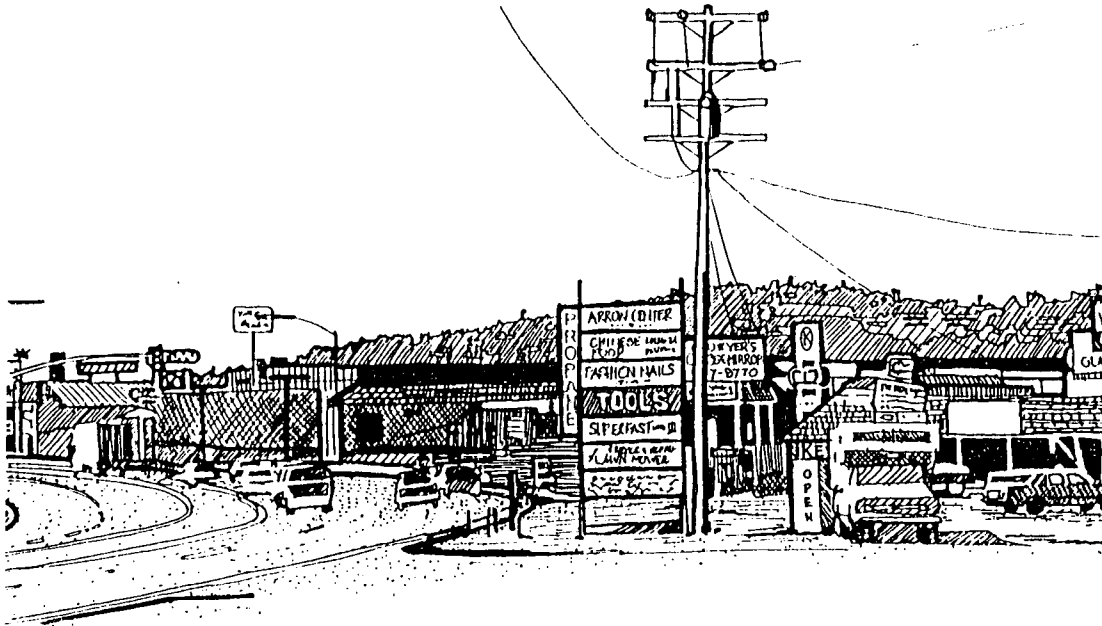
The Community Design Review program is one tool which can be utilized by the community to prevent further deterioration of this type, and, in time, to assist in

turning the situation around toward a more positive future for the community.

Several areas of Spring Valley exhibit urban blight, and these areas generally fall within the commercial, industrial and multi-family residential land use categories regulated by the Community Design Review program. It is the specific intent of the Community Design Review program to act against urban blight whenever such conditions are identified that can be impacted through the program.

The County, in conjunction with the local business community, has been actively studying revitalization issues in Spring Valley. Blighted areas in southwest Spring Valley include the future Route 125 corridor, Swap Meet area, the Birch Street industrial area, and the Grand Avenue commercial corridor. In the northwest, blighted areas exist in the Bancroft/Troy commercial corridor and the Olive Drive industrial area. The County is currently in the process of considering how the provision of public facilities (roads, flood control and sewers) can be improved in these areas to deal with existing blight conditions.

Revitalization efforts in Spring Valley are expected to consist of both rehabilitation and conservation. Rehabilitation involves the improvement or restoration



of a predominantly built-up area where blight is present. Rehabilitation measures include the Community Design Review program, enforced building repairs or improvements, and voluntary cleanup, painting and maintenance. Conservation efforts deal with preventative maintenance. Predominantly built-up areas that are currently in good condition may need public improvements to insure continued private investment therein.

In order to be effective in dealing with blight, a Community Design Review program must involve a partnership between the Community Design Review

Board and the business community. Because revitalization efforts are for the most part privately funded, the Board should be keenly aware of local business needs and financial limitations.

When reviewing projects located in blighted areas previously described, first priority attention will be given to the project's overall impact on the elimination of blight. It is understood that in some circumstances this may require relaxation of individual guidelines contained in this document.

Objectives

1. Renovation projects throughout the community should, as a first priority, eliminate blight in the form of deteriorating or poorly-maintained properties wherever possible.
2. All projects must strive to eliminate problems of unnecessary visual clutter associated with excessive signage, open storage or unscreened surface parking. Where screening of open storage and surface parking can be accommodated without significantly hampering the operational requirements of a development, screening should be provided. Further, it is the intent of this objective that, wherever incremental improvements are made to existing properties, signage reduction, visual screening and/or other remedial measures should be addressed for the entire property, to the extent feasible.
3. All projects should be reviewed in terms of their long-term maintenance requirements. Low maintenance building and landscape materials should be incorporated where possible. Creative solutions to discourage graffiti and trash accumulation are encouraged.

C. SENSE OF PLACE

Sense of Place is the perceptual image, or sensory experience, of the distinctive characteristics of a town. Each place possesses a unique set of attributes which contributes to its identity: physical location and features, natural resources, observable activities, functions, meanings and symbols. Location and function are often the primary determinants of sense of place, also called *genius loci*. Other contributing factors are art, architecture, human activities, landform and vegetation.

The Spring Valley community includes a collection of independent districts now somewhat loosely combined into the Spring Valley Community Planning Area. Figure 1, "Existing Land Use" shows, at a schematic level, the zones of the most intensive land uses, namely commercial, industrial and multi-family residential (greater than 7.3 dwelling units/acre). The figure shows how widely dispersed these districts are, with major concentrations of commercial and industrial uses along Bancroft Drive, Sweetwater Springs Boulevard, and also focused on several major intersections in the southwestern section of the planning area known as La Presa ("the dam").

The boundaries of the Planning Area are not necessarily indicative of the historical or cultural development of the

community. Neither do these boundaries generally relate to significant geographical features, other than the Sweetwater Reservoir which forms the southeastern boundary. The boundaries are predominantly artificial, defined by the existence of existing or planned freeways or incorporated city limit lines. This results in a certain lack of identity. Not only is a clear center difficult to find, but there is no sense of boundary or enclosure on most edges of Spring Valley.

Future development of the area is challenged to create some unity out of the current situation, and create a sense of place for the community as a whole. In response to this concern, a design

concept is proposed which designates three separate districts of the community. This concept, "the District Model", is introduced in Section D to follow, and developed in detail in Part III of this document.

Objectives

1. It is not the intent of the Design Guidelines to homogenize the character of the built environment of the community, nor to mandate any type of architectural "style" for new development. Rather, individual expression is encouraged, within the context of other stated design objectives.



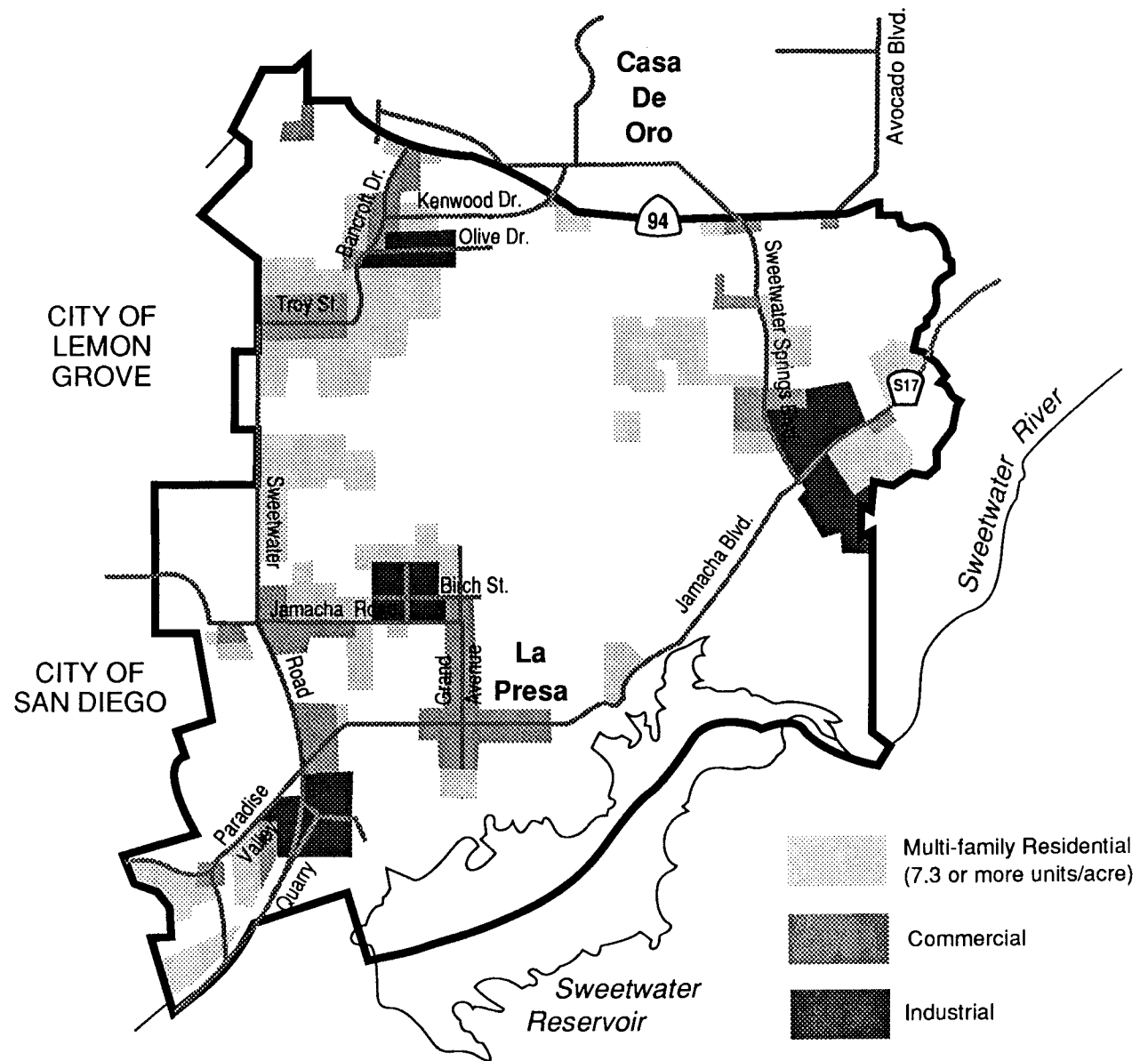
DESIGN ISSUES AND OBJECTIVES

FIGURE 1. EXISTING LAND USE

2. All future projects should protect the character of the existing natural setting by preserving important natural features, landforms, and historic sites. Many communities fall victim to insensitive development which sterilizes the landscape in an unfortunate pattern of standard, "franchised" development. Wherever possible, new development should preserve and incorporate existing mature trees, native vegetation, water courses, topography and natural rock outcroppings into the site design. "Off-the-shelf" corporate designs are discouraged in favor of site-specific solutions.

3. Every project should demonstrate an attempt to support and supplement the unique characteristics of the district in which it is located. These characteristics are discussed in detail in Part III of this document.

4. Encourage a high-quality and memorable "sense of entry" into the community in those projects located at or near the critical locations discussed in Part III of this document.



DESIGN ISSUES AND OBJECTIVES

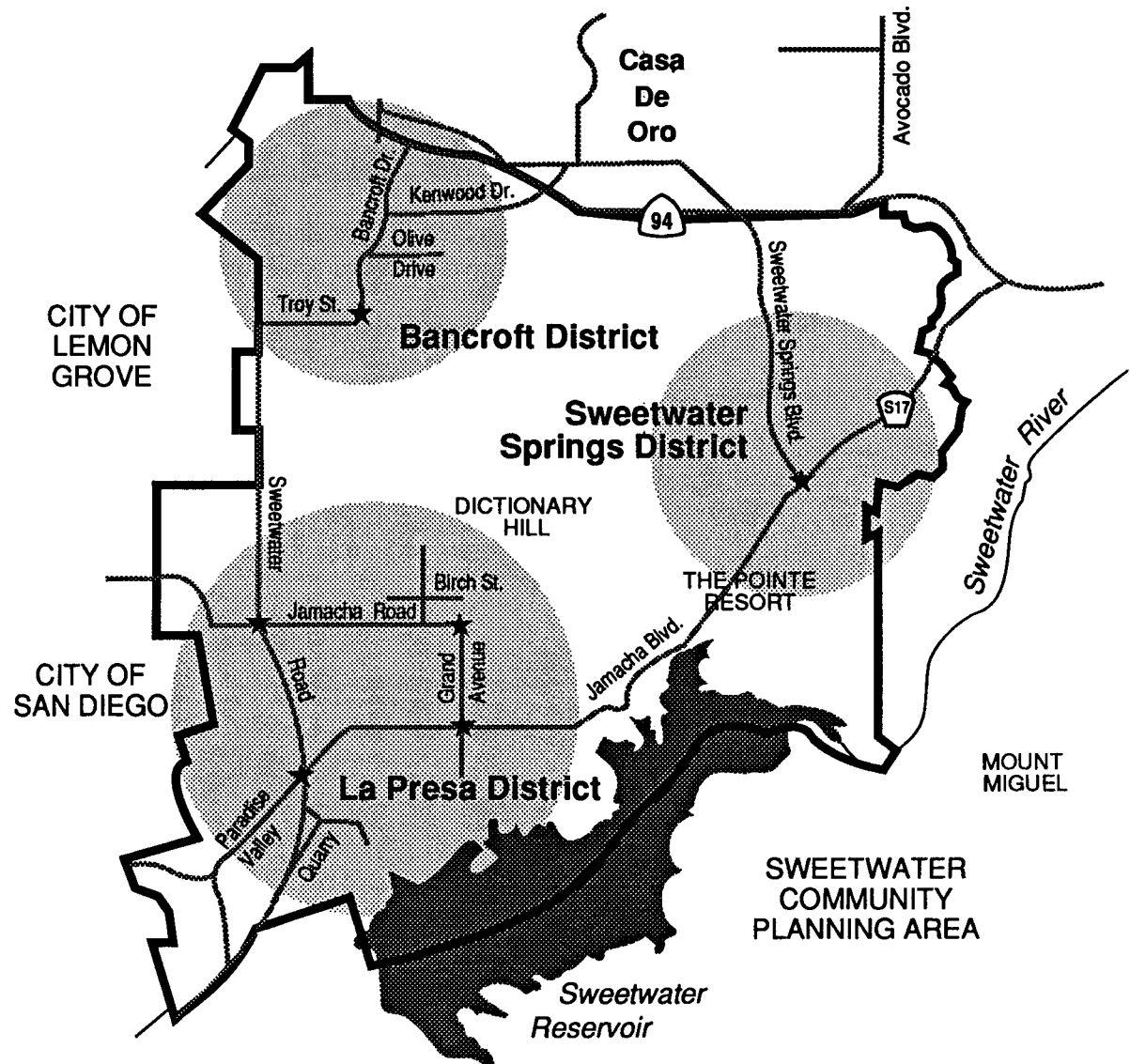
FIGURE 2. THE DISTRICT MODEL

D. THE DISTRICT MODEL

Since there is no distinct "center" in Spring Valley, it is necessary to consider other methods of conceptualizing the organization of the community which will lend a sense of order and a sense of place to the community as a whole. Site reconnaissance of the community revealed that three fairly distinct areas of concentration of development exist within the boundaries of the planning area. For purposes of this document, these areas have been designated as the Bancroft, La Presa, and Sweetwater Springs Districts.

The design concept for future development in Spring Valley is based on the district model shown in Figure 2. This model shows the general location of the three proposed districts, each of which has its own unique geographical and historical context, as well as a distinctive land use pattern. It is envisioned that these districts will develop independently, as well as in the larger context of the Spring Valley Community Planning Area.

Special District Guidelines are set forth in Part III of this book. It is intended that project developers should review those guidelines applicable to the district in which the project is located. Additionally, general design guidelines applicable to all developments are presented in Part IV.



PART III SPECIAL DISTRICT GUIDELINES

A. THE BANCROFT DISTRICT

The design concept for future development in Spring Valley is based on the District Model shown in Figure 2 (p. 3). This model shows the three districts, each of which has its own unique geographical and historical context, as well as distinctive land use pattern. It is envisioned that the Districts will develop independently, as well as in the larger context of the Spring Valley Community Planning Area.

The following section provides background information, history and specific guidelines which apply in each of the three Districts. Review the part associated with the district in which your project is located.

Additionally, General Design Guidelines applicable to all projects subject to design review in the Spring Valley Planning Area are presented in Part IV.



The Bancroft District is located in the northwest corner of the Spring Valley Community Planning Area. The district is generally centered at the intersection of Bancroft Drive and Troy Street, both of which are zoned for commercial use. The district also includes the Olive Drive industrial area and surrounding multi-family residential areas at higher densities (see Figure 3, THE BANCROFT DISTRICT).

The focal point of the Bancroft District is the Bancroft Ranch House (built in 1863), the only registered National Historic Landmark in the Spring Valley Planning Area. The land containing the Ranch House on Memory Lane, Cactus Cottage on Sinclair Lane, and Rock House on James Circle is designated as a future County Historic Park. The spring for which Spring Valley is named is still flowing today, and is located approximately fifty yards from the Ranch House.

History

The earliest known inhabitants of the area were the Kumeyaay (the native people of San Diego County). The Kumeyaay utilized the area near the spring which they called "Meti" or "Neti" (meaning unknown). Apparently, these people located semi-permanently for centuries around this reliable source of potable water.

In 1775, six years after the official founding of the town of San Diego by the Spanish missionary Junipero Serra, five of the native inhabitants of Meti, including their leader, were baptized by the missionaries, who consequently renamed the place "El Aguaje de San Jorge" ("The Spring of Saint George"). By the late 1830s the Kumeyaay were no longer present, as they had either been inducted into service at the Mission (located on the San Diego River in present-day Mission Valley), or had succumbed to disease brought by the Europeans, or had relocated to other areas. During the late 1770s and early 1800s the area was used by the Mission as pastureland for its cattle and sheep.

Cattle and sheep grazing continued during the following period when the area was a part of the 58,875 acre Rancho Jamacha, a Mexican landgrant to the Santiago Arguella family.

San Diego fell into the hands of the

European Americans in 1846 with the signing of the Treaty of Guadalupe Hidalgo. In 1863 August S. Ensworth, a prominent San Diego attorney, obtained El Aguaje de San Jorge and the surrounding 160 acres of land. Ensworth constructed the two-room adobe house now known as the Bancroft Ranch House.

In 1865, the property was sold to Rufus King Porter, a well-known newspaper columnist. Porter added a kitchen, a dining room, and two bedrooms to the adobe house. His daughter, Rufina, allegedly convinced her father to rename the site "Spring Valley" as a geographical reference to the spring next to the house. Porter is also believed to have named Mount Helix, after the indigenous snail *Helix aspersa*.

The completion of Lower Otay Dam (1879), Sweetwater Dam (1888), and the Boulder Creek Dam and Flume (1889) finally ensured the City of San Diego of a dependable water supply. Imported irrigation water from the Flume ensured the firm establishment of large-scale commercial agriculture in Spring Valley and the surrounding area by the middle 1880s.

From 1885 to 1918, the property and 700 additional acres were owned by Hubert Howe Bancroft, a noted historian

of the American West. Bancroft constructed the Cactus Cottage, Rock House, and Olla ("water jar") on the hill above the Ranch House. He also developed Helix Farms, which grew many edible crops including olives, citrus, almonds, date palms, guavas, raspberries, blackberries, and currants.

Another noteworthy inhabitant from this period was Harrison Albright, the architect who designed the Spreckels Organ Pavilion in Balboa Park and the U.S. Grant Hotel. His house, the McRae-Albright House, was built in 1882 and still stands on Barbic Lane in the Bancroft District. During the late 1800s Albright owned the nearby McRae Horse Ranch, which he later converted to citrus groves.

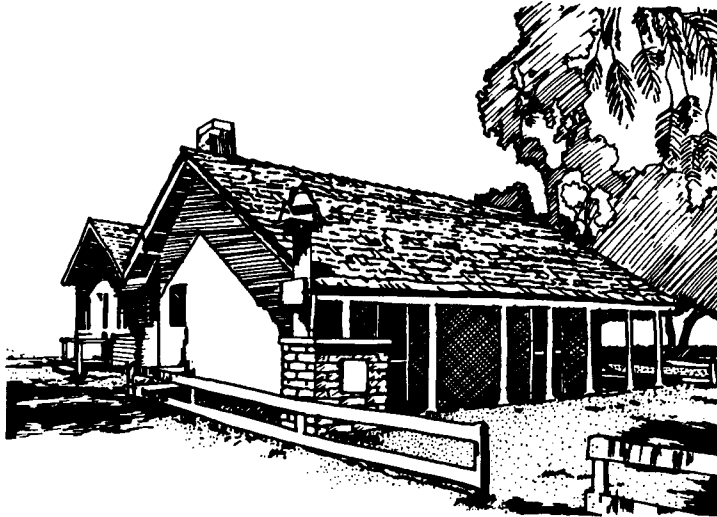
During the 1880s, the stage route ran along the alignment of Campo Road (now Route 94, which forms the northern boundary of the Planning Area). By 1909, the Helix Post Office and Store, later the Spring Valley Post Office, was located on Campo Road. Because of this traffic, the Bancroft family established a golf course in the vicinity of Campo Road and attempted to market residential estate lots. The venture was not a success at the time; today, houses stand on streets with names taken from golfing terminology.

SPECIAL DISTRICT GUIDELINES

THE BANCROFT DISTRICT

Most of the Bancroft District was subdivided in the 1920s, and the area took on a semi-rural character. In 1935 there were 600 registered voters in the Spring Valley area. Commercial development occurred initially on Campo Road and on Troy Street. Several of the Troy Street business structures constructed in the 1940s and 1950s, such as the plumbing supply company, remain in existence. During the Post-World War II years, as elsewhere in San Diego, development in Spring Valley expanded rapidly.

In 1940, the Spring Valley Chamber of Commerce purchased the Bancroft Ranch House and three-and-a-half acres of adjacent land. The Chamber of Commerce constructed a room addition to the Ranch House so that it could be used as a community meeting hall. The House was designated as California State Historic Landmark Number 626 in 1958. In 1962 the House was refurbished to make it structurally sound, and with the founding of the Spring Valley Historical Society in 1963 it became a museum and storehouse for local artifacts. The Bancroft Ranch House and grounds were designated as a Registered National Historic Landmark in 1964. The Historical Society purchased the House in 1967, and to this day operates the House as a free museum dedicated to the preservation of Spring Valley history.



Conceptual Framework

Today, many local residents would refer to this area as "North Spring Valley" or "Historical Spring Valley". Of the three proposed districts, this is the most rural in flavor, reminiscent of many small towns of rural and semi-rural America, although some of this quality has been lost in recent years. Most of the natural water courses running through the area have been boxed and covered. Bancroft Drive is to be widened to four lanes with traffic signals, and many mature trees have been lost as a result. Other important characteristics remain, however, and these should become points of reference for future development in the District.

Figure 3, The Bancroft District, shows many of its most notable existing and potential assets, and existing liabilities, including: points of entry, proposed freeway edges, the Bancroft/Troy commercial corridors, future commercial "nodes" (or focuses of development), Olive Drive industrial area, parks, points of interest, and areas of urban blight.

There are two primary points of entry into the District: 1) the intersection of Troy/Sweetwater Road (Future State Route 125), and 2) the intersection of Bancroft/State Route 94. These are points at which there is a physical or perceptual change which identifies entry into the District, or the potential to create

such an effect. These entry points should be supplemented with entry statements including architecture, landscape and signage representative of the character of the District. At present, these intersections are not very successful in making strong entry statements, although the potential clearly exists and should be encouraged.

The Bancroft/Troy commercial corridor runs through the heart of the District. Future development at the junction of these two streets is of particular significance. Many notable sense of place qualities have been created at similar "bend in the road" settings in other communities. The beginnings of such a node are already in place (several small businesses on the southwest corner of the intersection); what is needed is clear circulation, parking, signage and more pedestrian scale shops oriented to neighborhood convenience shopping. A single, strong architectural statement (clock tower, public monument or similar feature) is encouraged to "anchor" this location. The development of consistent street tree plantings, and the encouragement of additional pedestrian-oriented, low-scale commercial buildings along the Bancroft/Troy corridor would further strengthen the identity of the District and supplement the "Main Street" qualities already present.

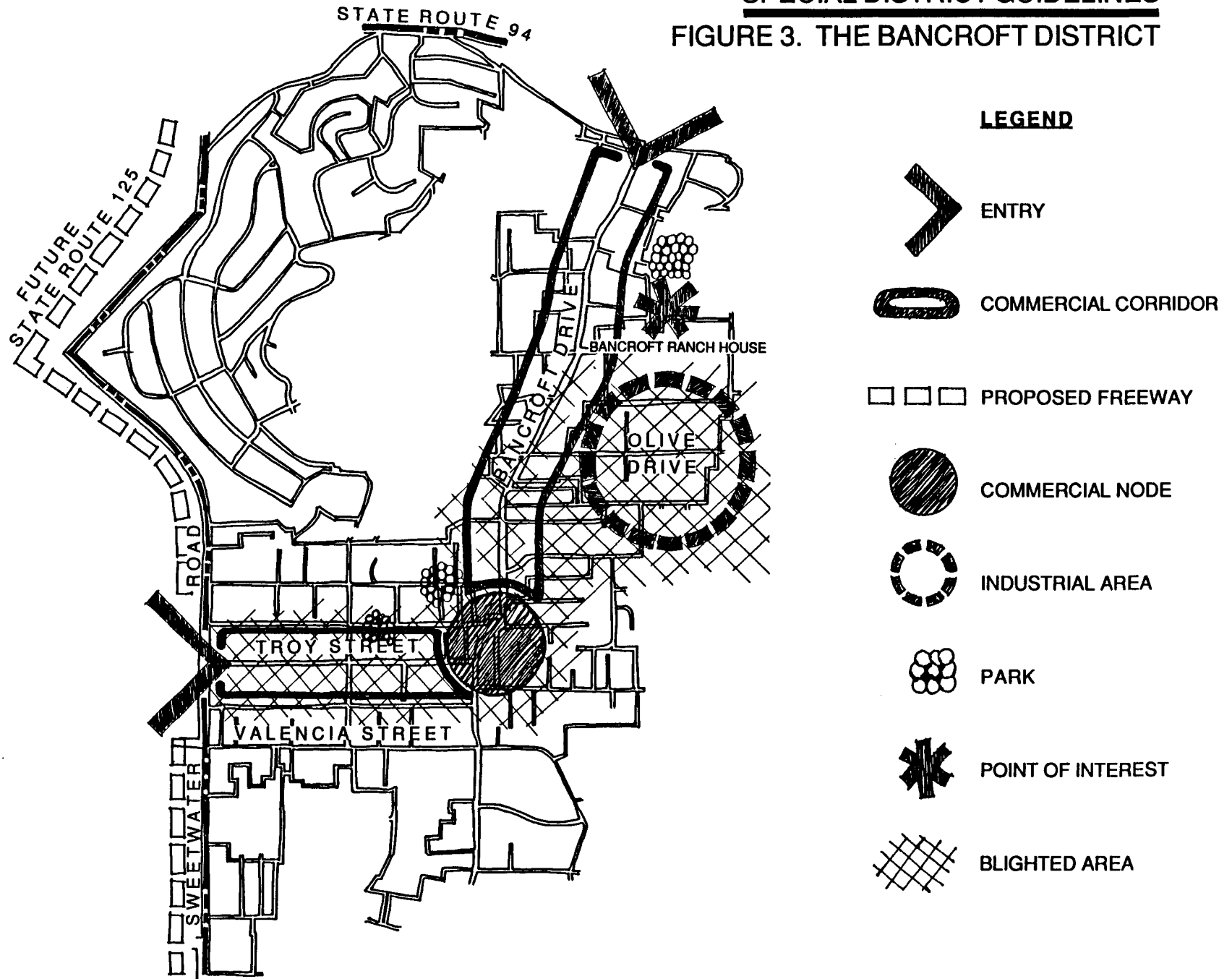
The Spring Valley Revitalization Study (Economic Research Associates, 1989) identifies areas of urban blight in the Olive Drive industrial area, as well as much of the Bancroft/Troy corridor.

In the Olive Drive industrial area, un-screened outdoor storage of auto parts and other industrial processes, lack of general maintenance of many structures, careless handling of signage needs and trash disposal, and the incompatible fit of single family residences among large industrial storage yards, all degrade the area's image. Visitors to the district get a distinct impression that most business operators in this area do not care enough to make even those small improvements which are not particularly costly, such as the screening of storage through solid fencing or opaque vegetation. In reviewing projects in areas affected by blight, the Review Board and County will give high priority to the screening and signage Guidelines contained in Part IV, as well as additional Guidelines presented below.

The three parks (public recreation areas) in the District are: the Bancroft County Park (associated with the Ranch House), Lamar County Park (an undeveloped Riparian open space), and the Goodland Acres County Park (a

SPECIAL DISTRICT GUIDELINES

FIGURE 3. THE BANCROFT DISTRICT



“pocket” park on Troy Street). Goodland Acres Park appears to be the most heavily used, and by the widest variety of age groups, presumably by those who live in the District. During the morning, it is used for child daycare, and in the afternoon, it is used as a meeting place for young adults. Bancroft County Park receives visitors only during very limited hours, but still attracts people from out of the area as well as local history aficionados. In addition to the museum and archaeological site, there is a picnic area underneath picturesque California pepper trees. Lamar County Park offers no improvements—just enjoyable footworn trails along Spring Valley Creek. It is recommended that these parks be maintained in their present state, although Lamar County Park could benefit from the installation of benches and interpretive signs.

The main point of interest (site of historical significance) is the Bancroft County Park, which includes the Bancroft Ranch House, the Spring of Saint George, the Meti archaeological site, and potential designated historical buildings on Saint James Circle. The area which encompasses these elements has a very established sense of place, firmly grounding the identity of North Spring Valley in the history of the region.

DESIGN GUIDELINES

Commercial Developments

- The Troy and Bancroft Street entries into the planning area should be designed to announce arrival into the District to incoming traffic. This objective can be accomplished in many ways, but projects very near either entry would be greatly enhanced by the introduction of new architecture compatible with rural settings, palm tree accents consistent with the existing tree theme along Bancroft Drive, and community signage. The initial impression of the community would be greatly enhanced where projects make sense of entry a specific goal of project design.
- A single, strong architectural statement (clock tower, church steeple, public monument or similar unique and memorable feature) is encouraged to “anchor” the Bancroft/Troy intersection.
- The development of consistent street tree plantings, and the encouragement of additional pedestrian-oriented, low-scale commercial buildings along the Bancroft/Troy corridor would further strengthen the identity of the District and supplement the “Main Street” qualities already present. The established palm tree theme is encouraged for new development.
- Curb and gutter requirements should be limited to the minimum required by the County for drainage and public safety, and overly “urban” improvements should be rejected as incompatible with the goals of the District. Introduction of sidewalks should be strongly encouraged, keeping in mind the objective of making the pedestrian experience enjoyable.
- Much of the area is still in large, rural lots with a considerable volume of mature vegetation, even in front of many older apartment buildings in the area. This mature vegetation should be maintained and supplemented in all projects. Landscape Guidelines in Part IV should be considered a minimum standard for the District, and should be supplemented whenever feasible.

SPECIAL DISTRICT GUIDELINES

THE BANCROFT DISTRICT

- Troy Street, the historic entry point from Lemon Grove to the west, contains many commercial businesses with a charming, even eccentric quality, and many characteristics, associated with the American “Main Street” prototype. Bancroft Drive has the potential to develop along similar lines. Reinforcement of these Main Street features is encouraged. Methods include:

- smaller front yard setbacks relating to the desirable setbacks of existing, adjacent developments. The goal is to create a pedestrian emphasis in the storefront shopping experience by designing the fronts for use by people rather than cars. To this end,

- extensive front yard surface parking lots are discouraged. New parking areas should be developed at the side or rear of lots. “Mini-mall” and “convenience store” prototypes, with extensive front yard parking, are strongly discouraged. This is especially true for interior parcels, where these types of configurations tend to create “holes” in the street facade.

- smaller scale, low-rise commercial buildings, also contributing to pedestrian orientation.



- generous amounts of street level glass encourage window-shopping. No street level facade should be conceived of as a “barrier” from street life.

- small-scale buildings which are compatible with the historical or rural context are desirable. The use of simple, utilitarian building forms and natural building materials such as stone and wood is encouraged.

- Preferred sign types are wall, hanging, projecting, awning valence or single pole hanging signs (see Part IV, Section E).

- New building setbacks should attempt to unify the current irregular pattern. Where new projects are constructed in established areas, the setback should average those setbacks of adjacent buildings. As an alternative, front facades can sometimes be offset to relate to varying setbacks on either side.

Industrial Developments

- The Olive Drive industrial area exhibits blight conditions in need of immediate treatment. First priority attention will be given to adequate screening of open storage, roof top equipment and parking lots, with solid walls or fencing and/or vegetation.
- Projects should encourage pavement of any road not currently surfaced.
- Provide curbs and gutters for adequate drainage, and minimize curb cuts to better define street edge parking areas and to control the haphazard off-site parking of vehicles.
- On-site vehicle parking areas should be clearly differentiated from areas designated for landscape or other non-parking use.
- Provide pedestrian sidewalks along at least one edge of Olive Drive.
- Reconstruction of severely blighted buildings is encouraged although it is recognized that limited budgets may prevent business owners from replacing existing buildings. Buildings types which reflect the semi-rural ambience of the area, even Quonset structures, are acceptable, but in no case should any permanent building present an image of the lack of ordinary maintenance.

- The preferred location for trash dumpsters is toward the rear of the lot, as far from the street as practical. However, if existing site development or operational requirements dictate that trash facilities must be within view of the street, then permanent enclosures should be constructed. These should be designed and constructed of materials compatible with the building. They should be of solid, opaque construction including opaque doors unless the service entry cannot be viewed from the street.
- Open fencing, including chain link in certain cases, is permitted only at interior locations on the site or where the property abuts other industrially zoned property. Additionally, where it would be highly visible from any street, chain link or other open fencing should be heavily planted with vegetation on the street-facing side to accomplish the desired screening. Automatic watering devices and adequate maintenance of such planting is required. Other materials, however, such as stuccoed frame or masonry walls or solid wood fences should be used in street-facing locations or wherever the screening is abutting, or highly visible from, non-industrial uses.
- Preferred sign types are monuments (4 feet high maximum) and wall signs (10 inch letters maximum). The scale of the

area is such that relaxation of these size allowances should not be necessary.

Multi-family Developments

- Multi-family developments should contribute to the sense of a neighborhood by carefully relating building frontages and yards to public streets and adjacent properties. In the Bancroft District, this means that the architectural and landscape design of such projects should reflect the semi-rural character of the District, with an emphasis on retaining and supplementing the mature vegetation which is characteristic of many of the older apartment buildings.
- On streets where no parking, or only inadequate parking, is currently allowed, cars often park on planted areas. On-site parking should be provided, and barrier plantings and garden walls installed to deter such behavior. In all new development, parking should not be allowed in the required Landscape Zones (see Part IV).

SPECIAL DISTRICT GUIDELINES

THE BANCROFT DISTRICT

Landscape Palette

Landscape recommendations are based on ecological considerations including revegetation with native flora and the use of drought tolerant and drought resistant plants for water conservation.

The recommendations strive to preserve and strengthen the unique Bancroft District character, and also to unite the landscape throughout the entire Spring Valley Planning Area.

Landscape considerations are discussed in further detail in Part IV, Section D.

The following plant lists are divided into three categories: 1) trees, 2) shrubs, and 3) groundcover and vines. The three plant categories are presented in the form of suitability matrices. Each matrix lists plants by their botanical and common names, and tells whether the plant is a California native, evergreen, and conspicuously flowering. The matrix also specifies appropriate uses for each plant. Categories for trees include specimen, shade, street, and courtyard. Street trees are also appropriate for parking lots, unless otherwise noted in a reference book.

The Bancroft District plant palette consists of plants used in the early settlement of Spring Valley such as Olive (*Olea europaea*) and Palm (*Phoe-*

nix canariensis), commonly used street trees such as Chinese Elm (*Ulmus parvifolius*), and native plants of the Chamise Chaparral and Mixed Chaparral plant communities. The theme of the plant palette is intended to strengthen the semi-rural and historical character of the District, with special reference to the agricultural history of the area.

The recommended planting of olive trees is suggestive of the District's former use as an olive grove planted by Hubert Bancroft. For landscaping purposes, especially in cases where trees may hang over paving, the variety

'Swan Hill' is recommended because it is fruitless and produces very little pollen. The olive tree theme is especially appropriate in the Olive Drive industrial area due to historical precedent. A consistent application of the olive tree theme would greatly assist in unifying the area's chaotic visual character.

It is recommended that palm trees (*Phoenix canariensis* and *Washingtonia filifera*) be planted along Bancroft Drive in recognition of the historical planting of these trees by Bancroft. The recommended varieties of Crape Myrtle



(*Lagerstroemia indica*) have a great resistance to mildew, which is a serious problem in this climate zone. This guideline does not require the use of palm trees exclusively—other appropriate theme trees should also be used in combination. However, the use of palms is strongly encouraged, especially to introduce them into areas not currently carrying the theme. Also significant is the fact that palms can be introduced in relatively small existing front setbacks, or in small planting areas cut into existing paved areas. The palm tree theme along Bancroft Drive is well established and could be easily carried through the Troy Street corridor.

The suggested shrubs, groundcover and vines also reflect the heritage of old-fashioned ranch gardens which featured Matilija Poppies (*Romneya coulteri*), Rose of Sharon (*Hibiscus syriacus*), assorted wild roses (*Rosa spp.*) and Wisteria (*Wisteria sinensis*).

PLANT SELECTION GUIDE--TREES

SPECIAL DISTRICT GUIDELINES

THE BANCROFT DISTRICT

Botanical and Common Names	Native	Evergreen	Flowering	Specimen	Shade	Street	Courtyard
<i>Agonis flexuosa</i> Peppermint Tree		X		X		X	
<i>Brachychiton acerifolius</i> Flame Tree			X	X		X	
<i>Ceratonia siliqua</i> Carob		X			X		
<i>Cupressus forbesii</i> Tecate Cypress	X	X					X
<i>Eriobotrya japonica</i> Loquat		X			X		
<i>Eucalyptus citriodora</i> Lemon-scented Gum		X				X	
<i>Fraxinus dipetala</i> Foothill Ash	X		X			X	X
<i>Harpephyllum caffrum</i> Kaffir Plum		X		X	X		
<i>Koelreuteria paniculata</i> Goldenrain Tree			X			X	
<i>Lagerstroemia indica</i> 'Muskogee' 'Natchez' 'Tuscarora' Crape Myrtle			X	X		X	X
<i>Olea europaea</i> 'Swan Hill' Olive		X		X	X	X	X
<i>Phoenix canariensis</i> Canary Island Date Palm		X				X	
<i>Pistacia chinensis</i> Chinese Pistache				X	X	X	
<i>Platanus acerifolia</i> London Plane Tree				X	X	X	X
<i>Quercus suber</i> Cork Oak		X			X	X	
<i>Robinia pseudoacacia</i> Black Locust			X	X		X	
<i>Sambucus mexicana</i> Mexican Elderberry	X		X		X		

PLANT SELECTION GUIDE--TREES

Botanical and Common Names	Native	Evergreen	Flowering	Specimen	Shade	Street	Courtyard
<i>Schinus molle</i> California Pepper		X		X	X		X
<i>Schinus terebinthifolius</i> Brazilian Pepper		X			X	X	X
<i>Tipuana tipu</i> Tipu Tree			X		X	X	
<i>Ulmus parvifolius</i> Chinese Elm		X			X		X
<i>Washingtonia filifera</i> California Fan Palm	X	X				X	

PLANT SELECTION GUIDE--SHRUBS

SPECIAL DISTRICT GUIDELINES

THE BANCROFT DISTRICT

Botanical and Common Names	Native	Evergreen	Flowering	Screen	Barrier
<i>Agave spp.</i>	X	X	X		X
Agave					
<i>Aloe spp.</i>	X	X	X		X
Aloe					
<i>Callistemon citrinus</i>		X	X	X	
Lemon-scented Bottlebrush					
<i>Ceanothus spp.</i>	X	X	X	X	X
California Lilac					
<i>Cercis occidentalis</i>	X		X	X	
Western Redbud					
<i>Cistus spp.</i>		X	X	X	
Rockrose					
<i>Eriogonum fasciculatum</i>	X	X	X		
Flat-top Buckwheat					
<i>Feijoa sellowiana</i>		X			
Pineapple Guava					
<i>Garrya veatchii</i>	X	X	X	X	
Veatch Silktassel					
<i>Geijera parviflora</i>		X		X	
Australian Willow					
<i>Heteromeles arbutifolia</i>	X	X	X	X	
Toyon					
<i>Hibiscus syriacus</i>		X	X		
Rose of Sharon					
<i>Malosma laurina</i>	X	X	X	X	
Laurel Sumac					
<i>Nerium oleander</i>		X	X	X	X
Oleander					
<i>Osmanthus fragrans</i>		X	X	X	
Sweet Olive					
<i>Plumbago auriculata</i>		X	X		
Cape Plumbago					
<i>Prunus ilicifolia</i>	X	X	X	X	X
Holly-leaf Cherry					

PLANT SELECTION GUIDE--SHRUBS

Botanical and Common Names	Native	Evergreen	Flowering	Screen	Barrier
<i>Rhamnus californica</i>	X	X			
Coffeeberry					
<i>Rhus integrifolia</i>	X	X		X	X
Lemonadeberry					
<i>Rhus ovata</i>	X	X	X	X	X
Sugar Bush					
<i>Romneya coulteri</i>	X	X	X	X	
Matilija Poppy					
<i>Rosa californica</i>	X		X	X	X
Wild California Rose					
<i>Rosa harisonii</i>			X	X	X
Harison's Yellow Rose					
<i>Rosa rugosa</i>			X	X	X
Wild Rose					
<i>Simmondsia chinensis</i>		X			X
Jojoba					
<i>Sophora secundiflora</i>		X	X		
Texas Mountain Laurel					
<i>Tecoma stans</i>		X	X		
Trumpet Bush					
<i>Tecomaria capensis</i>		X	X		
Cape Honeysuckle					
<i>Xylococcus bicolor</i>	X	X	X	X	X
Mission Manzanita					
<i>Yucca spp.</i>	X	X	X	X	X
Yucca					

THE BANCROFT DISTRICT

Botanical and Common Names	Native	Groundcover	Vine	Flowering
<i>Artemisia calif. 'Canyon Gray'</i> Prostrate California Sagebrush		X		
<i>Baccharis pilularis</i> Dwarf Coyote Brush	X	X		
<i>Bougainvillea spp.</i> Bougainvillea		X	X	X
<i>Ceanothus griseus horiz. 'Santa Ana'</i> Santa Ana Ceanothus		X		X
<i>Gazania rigens leucolaena</i> Trailing Gazania		X		X
<i>Juniperus sabina 'Buffalo'</i> Buffalo Juniper		X		
<i>Lantana montevidensis</i> Purple Trailing Lantana		X		X
<i>Lonicera japonica 'Halliana'</i> Hall's Honeysuckle		X	X	X
<i>Lonicera subspicata</i> Chaparral Honeysuckle	X	X		X
<i>Myoporum parvifolium</i> Trailing Myoporum		X		X
<i>Osteospermum spp.</i> African Daisy		X		X
<i>Ribes viburnifolium</i> Catalina Perfume	X	X		X
<i>Rosa banksiae</i> Lady Banks' Rose			X	X
<i>Teuchrium chamaedrys</i> Germander		X		X
<i>Wisteria sinensis</i> Chinese Wisteria			X	X

SPECIAL DISTRICT GUIDELINES

B. THE LA PRESA DISTRICT



The La Presa District is located in the southwest corner of the Spring Valley Community Planning Area. Dominated by Dictionary Hill to the northeast and Mt. Miguel to the east, residents refer to this locale as La Presa ("the dam") in reference to the dam at Sweetwater Reservoir to the south. Development in this District is generally newer than that in the Bancroft District, most occurring during the 1960s and 1970s. The rapid and poorly planned expansion of the area has resulted in a lack of focus in La Presa. The primary challenge is to create a sense of place out of the haphazard development already existing in the community.

History

From the 1860s to the 1880s, the La Presa area was used for pig farming and livestock grazing by the widely dispersed ranches. The construction of the Sweetwater Dam on the Sweetwater River took place from 1886 to 1888. A tent village was erected to house the construction workers, and the National City and Otay Railroad established a line to La Presa and built a station near the junction of Jamacha and Sweetwater Roads. The La Presa townsite, including a hotel and shops, was laid out near this station in 1887. By 1888 as many as four "dam trains" per day carried construction workers, equipment,

materials, and sightseers to the dam. The ninety-foot high structure was the highest arch-masonry dam in the world at that time, and continued to be a tourist attraction for years after its construction.

Although the dam and reservoir attracted tourists, the town of La Presa did not expand. In 1916 the railroad was washed out by the famous "Hatfield Flood" which also damaged the Sweetwater Dam. The dam was rebuilt after the flood, but the railroad was permanently lost. Grazing and farming remained the primary uses of land in the vicinity of La Presa throughout the first half of the twentieth century. A private airport existed on the site of the present-day Spring Valley Swap Meet (at the corner of Sweetwater and Pleasant Valley Roads) from the early 1900s to the 1950s.

This airstrip was the singular example of development in the District until 1911 when an East Coast Publishing Company subdivided 480 acres of land on the southerly slopes of Mount Lookout, a hill on the northeast edge of the La Presa townsite used as a vantage point to spot ships in San Diego Bay. This real estate venture was part of a national sales promotion: for the price of \$109.00, customers received the twenty-five volume Library of University

History and Popular Science, a dictionary, and a fifty foot by one-hundred foot subdivision lot. The subdivision was officially named East San Diego Villa Heights, but was first known locally as Encyclopedia Hill, and later as Dictionary Hill.

Due to the lack of water, and the steep topography of Dictionary Hill, many of the subdivision lots, which were laid out in a strict grid pattern, were unusable. Most of the lots were sold for delinquent taxes. It was not until 1964 that home building on the hill began in earnest when a development partnership brought water and sewer to the lower portions of the subdivision. The La Presa District did not grow significantly until the middle 1950s and 1960s when residential tract and related commercial development boomed. Spring Valley Estates, one of the largest subdivisions in County history with 2200 dwelling units, developed at this time. The area suffered major infrastructure problems during this period as schools and other improvements lagged behind development.

Conceptual Framework

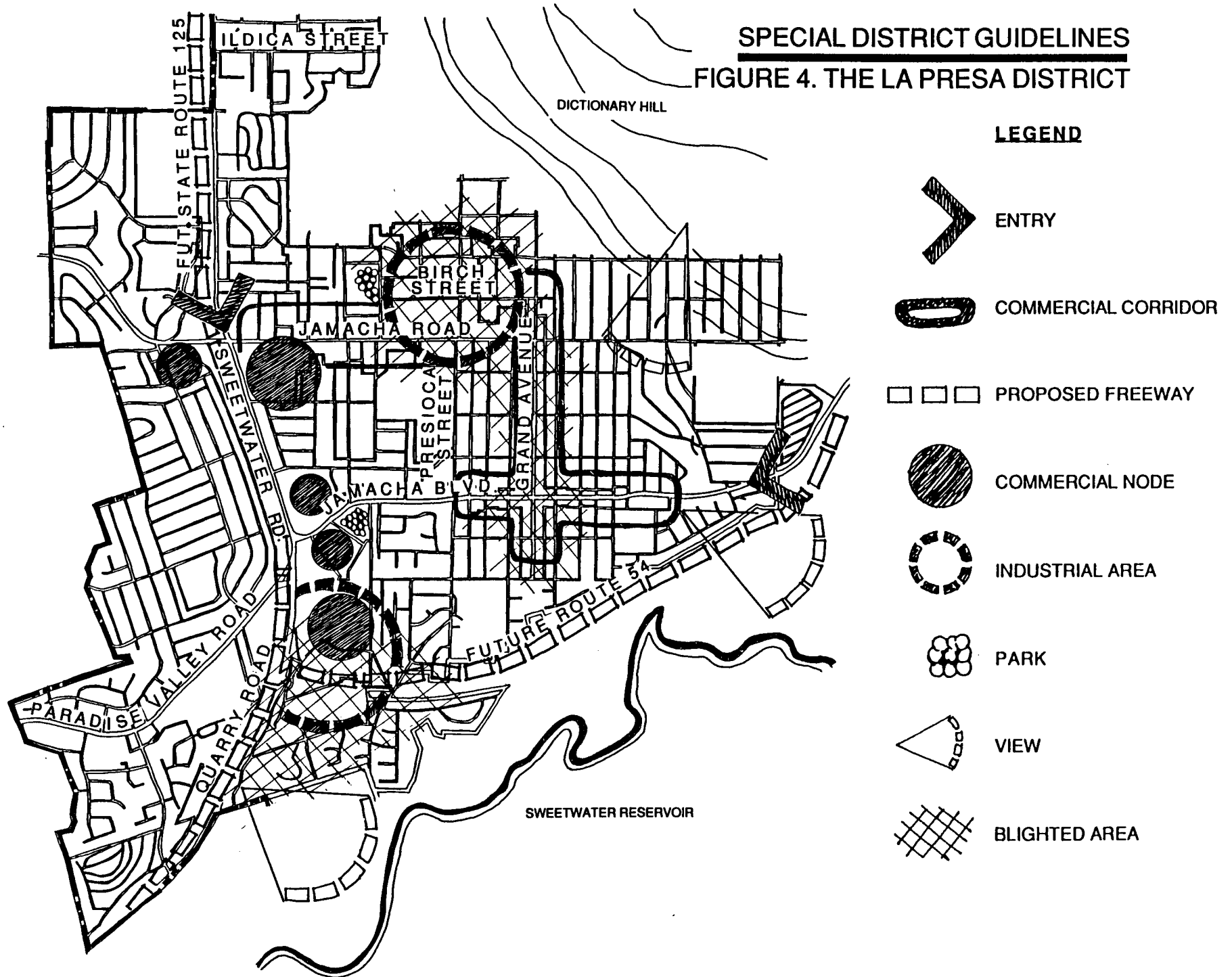
Today, the La Presa District is focused around four commercial intersections: Jamacha Road/Sweetwater Road; Jamacha Boulevard/Sweetwater Road, Jamacha Boulevard/Grand Avenue, and Jamacha Road/Grand Avenue. The shopping mall is the predominant building type, underscoring the importance of the automobile. Areas of commercial focus include: K-Mart shopping center (southeast corner of Jamacha Road/Sweetwater Road), the "Big T" shopping center west of K-Mart, Vons shopping center (northeast corner of Jamacha Boulevard/Sweetwater Road), general commercial south of Vons, and the intersecting Grand Avenue and Jamacha Boulevard commercial corridors.

The following map of the La Presa District (Figure 4) shows many of its most notable existing and potential assets, and existing liabilities, including points of entry, proposed freeways, commercial and industrial nodes and corridors, parks, viewsheds, and areas of urban blight.

Industrial development is focused in the Birch Street industrial area located northwest of the intersection at Grand Avenue/Jamacha Road.

The Spring Valley Revitalization Study (Economic Research Associ-

SPECIAL DISTRICT GUIDELINES **FIGURE 4. THE LA PRESA DISTRICT**



ates, 1989) identifies areas of blight throughout both the Birch Street industrial area and the Grand Avenue commercial corridor, and also in the future Route 54/Route 125 interchange area at the southern end of the planning area.

Landforms physically separate the District from the remainder of the Spring Valley Community Planning Area. Ridgelines isolate La Presa on the north and east, and the Sweetwater Dam and Reservoir seal off the District on the

south. This physical separation also creates a distinct psychological separation from the rest of the planning area.

K-Mart Node: The commercial intersection of Sweetwater Road and Jamacha Road, anchored by the K-Mart Shopping Center on the southeast corner, is one perceived "center" of the District. The design quality of the Shopping Center is representative of such development in San Diego County over the last several decades. The "Big T" mall on the southwest corner of this intersection is

of much lower quality; the enormous and barren asphalt parking lot creates a sense of desolation.

Vons Node: The commercial intersection of Jamacha Boulevard and Sweetwater Road includes the recently renovated Vons Shopping Center on the northeast corner of the intersection, and blighted commercial zones near the Swap Meet. The mostly undeveloped Swap Meet grounds are zoned for industrial use, but have served as an outdoor marketplace for the last twenty years. Vons shopping center, on the other hand, is a good example of how a thirty year-old mall can be successfully renovated. The future Route 125 right-of-way lies along the alignment of Sweetwater Road, including its junction with future Route 54. Although this land will ultimately be incorporated into the freeway system, for many years it has produced nothing but tumbleweeds and a sense of blight in the community.

Jamacha Boulevard Commercial Corridor: The commercial intersection of Jamacha Boulevard and Grand Avenue is characterized by automobile-oriented strip development. Jamacha Boulevard is definitely "strip" commercial in character, and is dominated by an overpowering view of Mount Miguel to the east (located outside the planning area).



SPECIAL DISTRICT GUIDELINES

THE LA PRESA DISTRICT

Grand Avenue Commercial Corridor: Much of this corridor is built out with low quality apartments, and the commercial establishments which are interspersed throughout the strip do not provide a coherent commercial image.

The north end is anchored by the commercial/industrial intersection at Jamacha Road, at the foot of Dictionary Hill. Dictionary Hill is a classic example of subdivision of land without consideration of the underlying topography. The

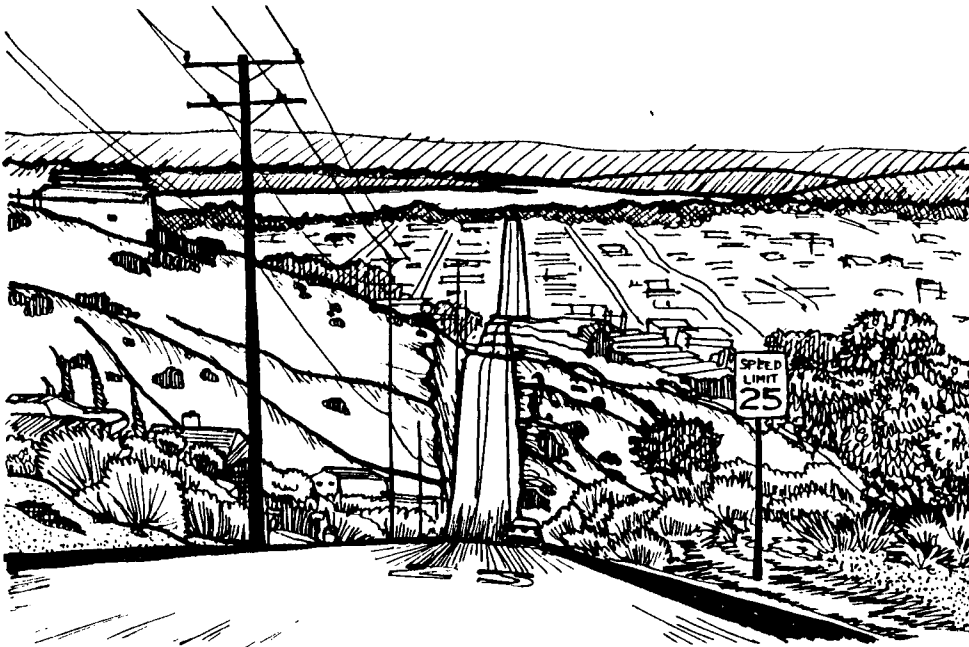
Hill's excessively steep streets are the result of being laid out in a strict north-south rectilinear grid pattern, in spite of the dramatic underlying topography.

Birch Street industrial area: This older industrial area, like the Olive Drive industrial area in the Bancroft District, suffers from the impacts of urban blight. Unscreened storage, inadequate signage and trash control, substandard structures, unpaved roads and numerous past examples of land use incom-

patibility make this district a first priority concern of the Community Design Review program. Heavy industrial operational requirements, combined with the existing small lot sizes, create unique challenges for future redevelopment efforts in this district.

The two parks (public recreation areas) in the District are the Spring Valley County Park (associated with the Community Center), and Sweetwater Lane County Park (undeveloped vacant land near the Birch Street industrial area). Spring Valley County Park overlooks the asphalt-paved Swap Meet grounds. The large grassy area is used by local families for picnics, but the setting is less than ideal. Sweetwater Lane County Park has the potential to be a pleasant community park when developed. In its current state, however, it has the appearance of neglect, not unlike the barren future Route 125 right-of-way.

There are excellent views of Mount Miguel and the Sweetwater Reservoir and Dam from locations along Jamacha Boulevard and Quarry Road.



DESIGN GUIDELINES

Commercial Developments

- Focal developments are called for at each of the District's four major intersections, which should be considered primary design opportunities. Since these intersections are all zoned commercial, design features can be incorporated in the architecture and landscaping of future commercial development or redevelopment near the intersections.

- When redevelopment of existing shopping centers is proposed, parking lot landscaping must be included. The Vons shopping center has provided a good example for the community of how this can be accomplished.

Industrial Developments

- The foot of Dictionary Hill along Jamacha Road is dominated by mini-warehouses. The design of these facilities, both here and elsewhere in the District, often misses the opportunity to create a pleasing streetscape. Instead, long expanses of valuable street frontage are forfeited to unarticulated walls or multiple garage doors. The appearance of similar future developments should be improved by means of landscape treatments, varied building facade elements, office/retail commercial uses on the streets, and location of garage doors and blank walls at interior



or rear locations on the lot.

- The Birch Street area is an intensely developed heavy industrial district made up of lots which are small by industrial standards, and unpaved roads. The presense of blight has led to initial efforts for economic revitalization and redevelopment of this area. In all future projects, first priority attention will be given to basic maintenance, and to adequate screening of open storage, on-site equipment, utility or service areas, and parking areas wherever this can be accomplished without creating undue operational conflicts.

- Preferred sign types are monuments and wall signs (see Part IV, Section E).

- Poorly-defined parking patterns should be better defined through the clear separation of parking spaces from landscape areas or other non-parking uses.

- Improvement projects or new development should include paving of any road not currently surfaced. Provide curbs and gutters for adequate drainage, and minimize curb cuts to better define street edge parking areas.

SPECIAL DISTRICT GUIDELINES

THE LA PRESA DISTRICT

- Reconstruction of severely blighted buildings is encouraged although it is recognized that limited budgets may prevent business owners from replacing existing buildings. However, new building permit requests for existing facilities will first be reviewed for ordinary maintenance considerations.

- Open fencing, including chain link in certain cases, is permitted only at interior locations on the site or where the property abuts other industrially zoned property. Additionally, where it would be highly visible from any street, chain link or other open fencing should be heavily planted on the street-facing side with vegetation to accomplish the desired screening. Automatic watering devices and adequate maintenance of such planting is required. Other screening materials, however, such as stuccoed frame or masonry walls or solid wood fences should be used in street-facing locations or wherever the screening is abutting, or highly visible from, non-industrial uses.

Multi-family Residential

- This District is the most heavily impacted by multi-family housing, some of which requires extensive repair, paint and other basic maintenance. Attendance to these needs will be given priority attention in all projects subject to design review.

- Architectural and landscape design of multi-family projects should strive to recognize adjacent development, rather than conceiving each project in isolation. It seems as if past development has often been concerned only with getting the maximum allowed density on site, come what may. Instead, projects must demonstrate an attempt to achieve compatibility with neighboring projects. Possible methods include consistent landscape themes, connecting pedestrian and open space systems, compatible bulk and scale and compatible color and materials.

- It is the intent of the Guidelines that compatibility must be based on positive design aspects of existing development. Where no positive aspects are evident, a proposed development should create a desirable precedent for later projects to follow.

- All projects must demonstrate design quality. Projects which do not meet the spirit and intent of the guidelines are no longer acceptable in the La Presa District.

Landscape Palette

Landscape recommendations are based on ecological considerations including revegetation with native flora and the use of drought tolerant and drought resistant plants for water conservation.

The recommendations strive to preserve and strengthen the unique La Presa District character, and also to unite the landscape throughout the entire Spring Valley Planning Area.

Landscape considerations are discussed in further detail in Part IV, Section D.

The following plant lists are divided into three categories: 1) trees, 2) shrubs, and 3) groundcover and vines. The three plant categories are presented in the form of suitability matrices. Each matrix lists plants by their botanical and common names, and tells whether the plant is a California native, evergreen, and conspicuously flowering. The matrix also specifies appropriate uses for each plant. Categories for trees include specimen, shade, street, and courtyard. Street trees are also appropriate for parking lots, unless otherwise noted in a reference book.

The La Presa plant palette consists of fast growing, drought tolerant plants

from other Mediterranean regions of the world, and the Southern California plant communities of Coastal Sage Scrub and Valley Grassland. The suggested Eucalyptus species are smaller in scale than most commonly used trees of this genus, and as such, they will be better suited to the high density/small scale character of development in this District. The plant matrix provides many plants which are well-suited for screening to provide privacy (for example, Lemon-scented Bottlebrush), and shade (for example, Chinese Pistache) which are of the utmost importance in densely settled areas.

Recommended street trees for the La Presa District are as follows. For Sweetwater Road: Peppermint Tree (*Agonis flexuosa*), Eucalyptus (*Eucalyptus spp.*), London Plane Tree (*Platanus acerifolia*), Brazilian Pepper (*Schinus terebinthifolius*). For Jamacha Boulevard: Flame Tree (*Brachychiton acerifolius*), Eucalyptus (*Eucalyptus spp.*). For Quarry Road: Olive (*Olea europaea*), and California Perrer (*Schinus molle*). For the Jamacha-Grand Commercial Corridor: Chinese Pistache (*Pistachia chinensis*), African Sumac (*Rhus lancea*).

Suggested shrubs include several native sages (*Salvia spp.*) as well as bunch grasses (*Stipa and Poa spp.*). Desert

plants such as Ocotillo (*Fouquieria splendens*) and Blue Palo Verde (*Cercidium floridum*) provide dramatic form and color.

PLANT SELECTION GUIDE--TREES

SPECIAL DISTRICT GUIDELINES

THE LA PRESA DISTRICT

Botanical and Common Names	Native	Evergreen	Flowering	Specimen	Shade	Street	Courtyard
<i>Acacia pendula</i> Weeping Myall		X		X	X		X
<i>Agonis flexuosa</i> Peppermint Tree		X		X	X	X	X
<i>Albizia julibrissin</i> Silk Tree			X	X	X		
<i>Arbutus unedo</i> Strawberry Tree		X	X	X			X
<i>Brachychiton acerifolius</i> Flame Tree		X		X	X	X	
<i>Cercidium floridum</i> Blue Palo Verde	X		X	X			X
<i>Eucalyptus citriodora</i> Lemon-scented Gum		X			X	X	
<i>Eucalyptus eremophila</i> Tall Sand Mallee		X	X		X	X	
<i>Eucalyptus microtheca</i> Coolibah		X			X	X	
<i>Eucalyptus sideroxylon</i> Red Ironbark		X	X			X	
<i>Melaleuca linariifolia</i> Flaxleaf Paperbark		X	X	X		X	
<i>Melaleuca nesophila</i> Pink Melaleuca		X	X	X			X
<i>Olea europaea</i> Olive		X		X	X	X	X
<i>Pistacia chinensis</i> Chinese Pistache				X	X	X	X
<i>Platanus acerifolia</i> London Plane Tree					X	X	
<i>Rhus lancea</i> African Sumac		X		X	X	X	X
<i>Schinus molle</i> California Pepper		X		X	X		X

PLANT SELECTION GUIDE--TREES

Botanical and Common Names	Native	Evergreen	Flowering	Specimen	Shade	Street	Courtyard
<i>Schinus polygamus</i>		X			X	X	X
Peruvian Pepper							
<i>Schinus terebinthifolius</i>		X			X	X	X
Brazilian Pepper							
<i>Ulmus parvifolius</i>		X			X		X
Chinese Elm							

PLANT SELECTION GUIDE--SHRUBS

SPECIAL DISTRICT GUIDELINES

THE LA PRESA DISTRICT

Botanical and Common Names	Native	Evergreen	Flowering	Screen	Barrier
<i>Baccharis pilularis</i>	X	X		X	X
Coyote Brush					
<i>Callistemon citrinus</i>		X	X	X	
Lemon-scented Bottlebrush					
<i>Cistus spp.</i>		X	X	X	X
Rockrose					
<i>Eriogonum fasciculatum</i>	X		X		
Flat-top Buckwheat					
<i>Eriophyllum confertiflorum</i>	X	X			
Golden Yarrow					
<i>Fouquieria splendens</i>	X		X		X
Ocotillo					
<i>Galvezia speciosa</i>	X		X		
Island Bush Snapdragon					
<i>Mahonia nevinii</i>	X	X	X	X	X
Nevin Mahonia					
<i>Malosma laurina</i>	X	X	X	X	X
Laurel Sumac					
<i>Myrtus communis</i>		X		X	X
Common Myrtle					
<i>Nerium oleander</i>		X	X	X	X
Oleander					
<i>Romneya coulteri</i>	X	X	X	X	
Matilija Poppy					
<i>Salvia apiana</i>	X		X		
White Sage					
<i>Salvia clevelandii</i>	X		X		
Cleveland Sage					
<i>Salvia leucophylla</i>	X		X		
Mexican Sage					
<i>Salvia mellifera</i>	X		X		
Black Sage					

PLANT SELECTION GUIDE--GROUNDCOVER & VINES

Botanical and Common Names	Native	Groundcover	Vine	Flowering
<i>Achillea tomentosa</i>		X		X
Woolly Yarrow				
<i>Bougainvillea spp.</i>		X	X	X
Bougainvillea				
<i>Cistus salviifolius</i>		X		X
Sageleaf Rockrose				
<i>Convolvulus mauritanicus</i>		X		X
Ground Morning Glory				
<i>Eschscholzia californica</i>	X	X		X
California Poppy				
<i>Gazania rigens leucolaena</i>		X		X
Trailing Gazania				
<i>Juniperus horiz. 'Wiltonii'</i>		X		
Blue Carpet Juniper				
<i>Myoporum parvifolium</i>		X		X
Trailing Myoporum				
<i>Osteospermum spp.</i>		X		X
African Daisy				
<i>Poa scabrella</i>	X	X		
Malpais Bluegrass				
<i>Stipa cernua</i>	X	X		
Nodding Stipa				
<i>Stipa diegoensis</i>	X	X		
San Diego Stipa				
<i>Stipa lepida</i>	X	X		
Foothill Stipa				
<i>Stipa pulchra</i>	X	X		
Purple Stipa				
<i>Tecomaria capensis</i>		X	X	X
Cape Honeysuckle				

SPECIAL DISTRICT GUIDELINES

C. THE SWEETWATER SPRINGS DISTRICT

The Sweetwater Springs District lies in the northeast corner of the Planning Area. The District includes newer commercial and industrial development, generally constructed with higher design standards, all within the last ten to twenty years. It is generally centered at the intersection of Jamacha Boulevard and Sweetwater Springs Boulevard, and is adjacent to the new development of Rancho San Diego.

History

Most of the Sweetwater Springs District was used as grazing land until recent times. It was part of Rancho Jamacha during the Mexican Period. The area was later part of several large ranches, including Hansen's Ranch which existed almost to the present time. Isham Springs (also known as Sweetwater Springs, Jamacha Springs, and Hansen's Ponds), located just west of the northwest corner of Sweetwater Springs Road and Jamacha Boulevard, was a camp and watering site for the Kumeyaay.

In 1889 the Sweetwater Springs District was first subdivided with the recordation of Map Number 576, creating many ten acre lots in the most level areas. Around 1892 a salesman named Alfred Isham set up a bottling plant at Isham Springs and promoted the water nation-

ally. "New Life" or "California Waters of Life" water was widely advertised for its medicinal properties and was claimed to be a hair restorer. It sold for one dollar per bottle. Later, national publications began challenging Isham's claims; "Collier's Weekly" actually proclaimed him to be a swindler. Isham died in 1910, but water sales continued intermittently until 1925.

In 1926 Isham Springs became a part of the 1500 acre Hansen's Ranch. Hansen subsequently created ponds for livestock. Hansen was also a major developer of the Casa de Oro area beginning in the middle 1920s. Very little development occurred, however, until 1960 when the Chapman Industrial Park, the location of the U.S. Elevator Company, was developed at the south terminus of Sweetwater Springs Road. Major residential and commercial development in the area did not begin until around 1971 when the developers of Rancho San Diego began construction of Sweetwater Village.

Conceptual Framework

The character of the Sweetwater Springs District is entirely different from that of the other Districts in Spring Valley. This may be due to the relative affluence of the residents, which is likely to increase as a result of the proposed development of the Pointe Resort, to the southwest of the District.

The proposed Pointe Resort will be located northeast of the Sweetwater Reservoir, which attests to the strength of the recreational and scenic qualities of the Reservoir as a magnet for new development. The Resort will consist of 845 residential units (625 to be single-family residences), an 18-hole golf course, a 20,000 square foot convention center, 475,000 square feet of commercial office space and three restaurants.

The design quality of the Big Bear shopping center and the Austin Drive industrial area are unmatched within the planning area, probably due to improved County development standards in recent years.

The community should carefully monitor the conceptual basis of future development in the District. There is an opportunity to develop a significant town "center" at the intersection of Jamacha and Sweetwater Springs Boulevards, which should not be overshadowed in the community's desire to revitalize the area economy.

The following map of the Sweetwater Springs District (Figure 5) shows many of its most notable existing and potential assets, including points of entry, proposed freeways, commercial and industrial nodes, parks, viewsheds and points of interest.

The District has a sense of isolation from the rest of the planning area, defined by Dictionary Hill and the slopes of the Point Resort area to the west and south. The District entry points are located at Sweetwater Springs Boulevard at State Route 94, and Jamacha Boulevard at Campo Road. These are points at which there is a physical or perceptual change which identifies entry into the District, or the potential to create such an effect. These entry points should be supplemented with entry statements including architecture, landscape and signage distinctive to the character of the District.

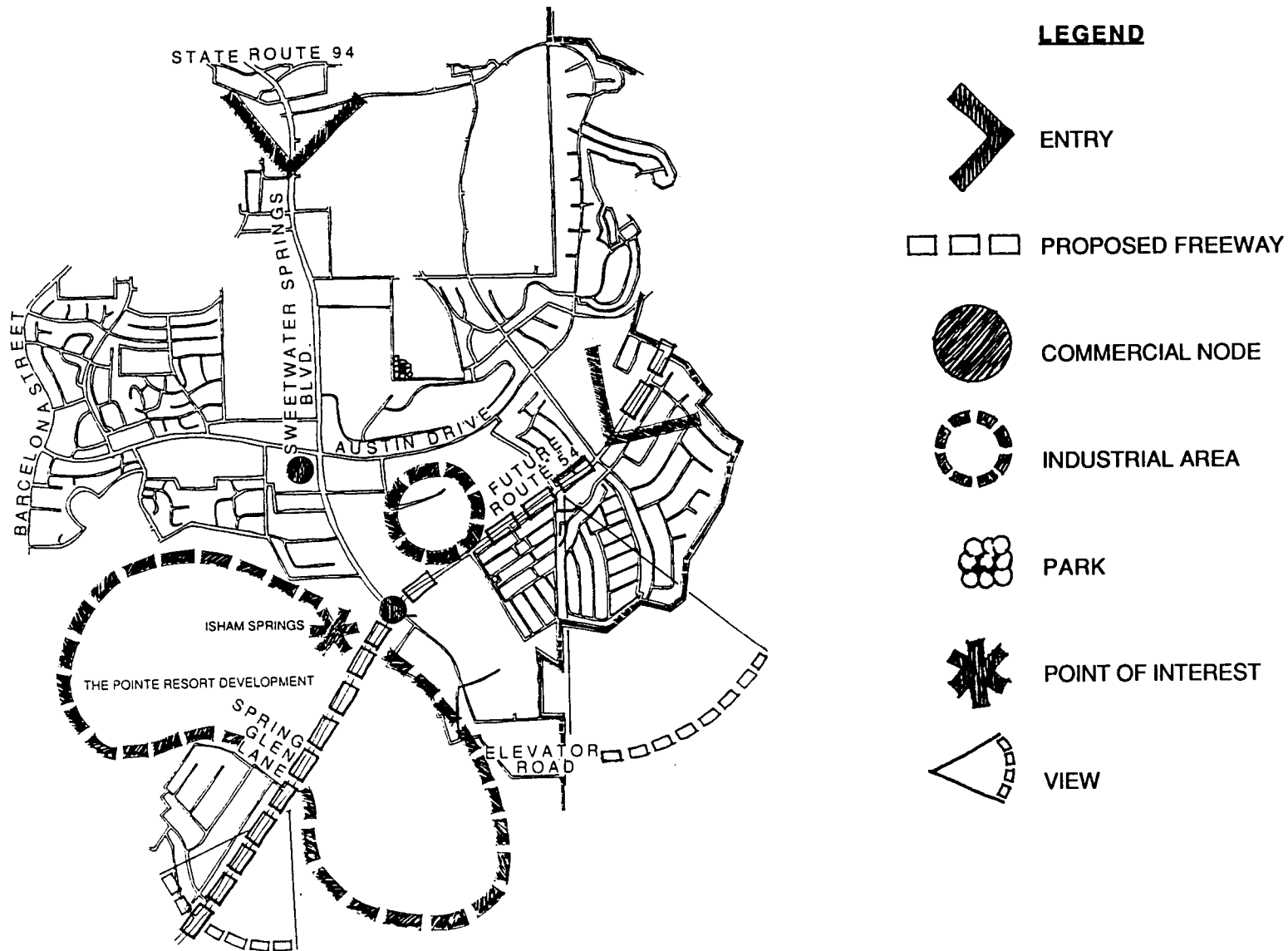
There are two commercial focuses: the Big Bear shopping center on Sweetwater Springs Boulevard at Austin Drive, and the small, general commercial area on the northeast corner of the intersection of Jamacha and Sweetwater Springs Boulevards.

The main point of interest (historically significant site) is the Isham Springs site, which will be incorporated in The

Pointe Resort in the south part of the District. There are excellent views of the Sweetwater Reservoir from Jamacha Boulevard.

SPECIAL DISTRICT GUIDELINES

FIGURE 5. THE SWEETWATER SPRINGS DISTRICT



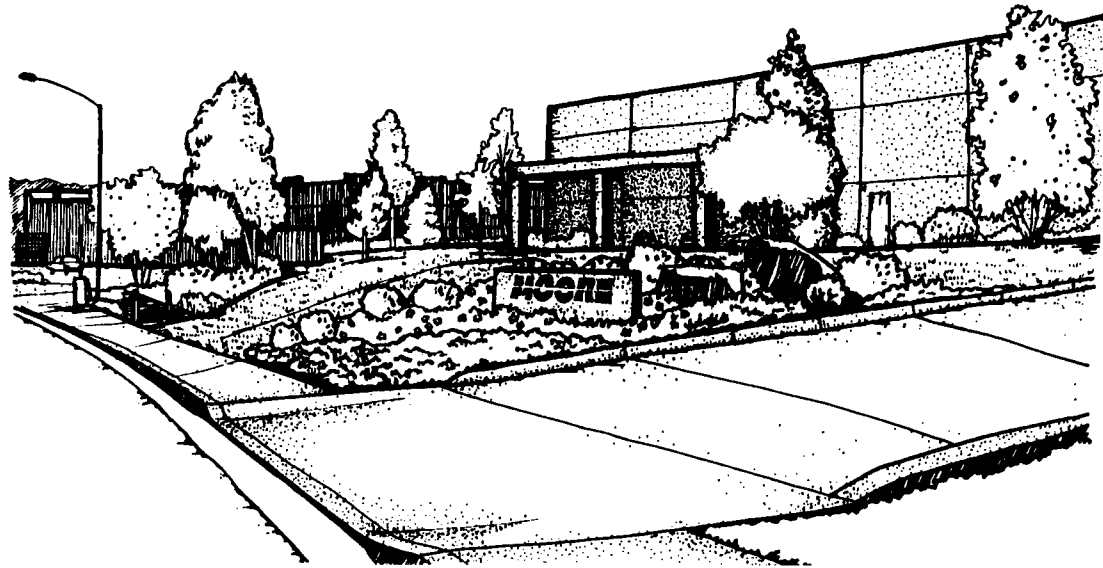
DESIGN GUIDELINES

Commercial Developments

- Intensity of existing development in the Sweetwater Springs District is considerably lower than in the the rest of the community. Since much land area is largely undeveloped or developed at lower intensity, thorough site analysis of proposed development is particularly critical. See part IV. A for further guidance.
- Of all the Districts, this is the most urban in character and will become even more so with the development of the Pointe. Urban solutions are encouraged.
- The two entries into the planning area should be designed to announce arrival into the District to incoming traffic. This objective can be accomplished in many ways, but projects very near either entry would be greatly enhanced by design treatments specifically designed for this purpose.
- A single, strong architectural statement (clock tower, church steeple, public monument or similar unique and memorable feature) is encouraged to "anchor" the Jamacha Boulevard/Sweetwater Springs Road intersection, and establish its identity as the center of the District.

Industrial Developments

- The Austin Drive industrial park is a very good example of an attractive, modern and functional industrial complex. The buildings have varied massing and surface appearance, comfortable scale, good landscaping and adequate vehicular and pedestrian circulation and parking. Signage is kept to a minimum, and most screening considerations are handled quite well (with the exception of the view from the street level down to the roofscapes). Future industrial developments in the District should follow the example set by this development.



SPECIAL DISTRICT GUIDELINES

THE SWEETWATER SPRINGS DISTRICT

Multi-family Developments

- The District currently includes several examples of high quality multi-family residential projects. Each, however, is developed in relative isolation. Future projects should carefully analyze the potential for physical and functional linkages among these projects, to develop a greater sense of community.

Landscape Palette

Landscape recommendations are based on ecological considerations including revegetation with native flora and the use of drought tolerant and drought resistant plants for water conservation.

The recommendations strive to preserve and strengthen the unique Sweetwater Springs District character, and also to unite the landscape throughout the entire Spring Valley Planning Area.

Landscape considerations are discussed in further detail in Part IV, Section D.

The following plant lists are divided into three categories: 1) trees, 2) shrubs, and 3) groundcover and vines. The three plant categories are presented in the form of suitability matrices. Each matrix lists plants by their botanical and common names, and tells whether the plant is a California native, evergreen, and conspicuously flowering. The matrix also specifies appropriate uses for each plant. Categories for trees include specimen, shade, street, and courtyard. Street trees are also appropriate for parking lots, unless otherwise noted in a reference book.

The Sweetwater Springs plant palette consists of appropriate commonly used plants such as pine (*pinus*) and alder (*alnus*), supplemented by Riparian and Oak Woodland species.

Suggested trees for Sweetwater Spring Boulevard include London Plane Tree (*Platanus acerifolia*), American Sweet Gum (*Liquidambar styraciflua*), Chinese Pistache (*Pistacia chinensis*) and Chinese Elm (*Ulmus parvifolius*). Suggested trees for Jamacha Boulevard include Cottonwood (*Populus spp.*), and Oak (*Quercus spp.*).

Since the Sweetwater Springs District contains some of the area's last remnants of native Riparian habitat, the plant list for this District includes such water-loving trees as California box Elder (*Acer negundo californicum*), Fremont cottonwood (*Populus fremontii*) and Mexican Elderberry (*Sambucus mexicana*). Also included are various species of oak (*Quercus spp.*) and pine (*Pinus spp.*) which can withstand drier conditions.

The suggested plants will provide the District with a semi-rural but not agricultural ambience, with a foothill woodland theme enhanced by Wild Grape (*Vitis girdiana*), Pipestem Clematis (*Clematis lasiantha*), juniper (*Juniperus spp.*), and gooseberry (*Ribes spp.*).

PLANT SELECTION GUIDE--TREES

SPECIAL DISTRICT GUIDELINES

THE SWEETWATER SPRINGS DISTRICT

Botanical and Common Names	Native	Evergreen	Flowering	Specimen	Shade	Street	Courtyard
<i>Acer negundo californicum</i> California Box Elder	X				X		X
<i>Agonis flexuosa</i> Peppermint Tree		X		X	X	X	X
<i>Alnus rhombifolia</i> White Alder	X				X		
<i>Brachychiton acerifolius</i> Flame Tree		X	X	X	X	X	
<i>Chilopsis linearis</i> Desert Willow	X		X	X			X
<i>Cupressus forbesii</i> Tecate Cypress	X	X					X
<i>Eucalyptus citriodora</i> Lemon-scented Gum		X			X	X	
<i>Juglans californica</i> California Walnut	X				X		
<i>Liquidambar styraciflua</i> American Sweet Gum				X	X	X	
<i>Olea europaea</i> Olive		X		X	X	X	X
<i>Pinus brutia</i> Calabrian Pine		X				X	
<i>Pinus halepensis</i> Aleppo Pine		X				X	
<i>Pistacia chinensis</i> Chinese Pistache				X	X	X	
<i>Platanus acerifolia</i> London Plane Tree					X	X	
<i>Platanus racemosa</i> Western Sycamore	X			X	X		
<i>Populus fremontii</i> Fremont Cottonwood	X				X	X	
<i>Quercus agrifolia</i> Coast Live Oak	X	X		X	X	X	X

PLANT SELECTION GUIDE--TREES

Botanical and Common Names	Native	Evergreen	Flowering	Specimen	Shade	Street	Courtyard
<i>Quercus engelmannii</i> Engelmann Oak	X	X		X	X	X	X
<i>Sambucus mexicana</i> Mexican Elderberry	X		X		X		
<i>Schinus molle</i> California Pepper		X		X	X		X
<i>Schinus terebinthifolius</i> Brazilian Pepper		X			X	X	X
<i>Ulmus parvifolius</i> Chinese Elm		X		X	X		X

PLANT SELECTION GUIDE--SHRUBS

SPECIAL DISTRICT GUIDELINES

THE SWEETWATER SPRINGS DISTRICT

Botanical and Common Names	Native	Evergreen	Flowering	Screen	Barrier
<i>Arctostaphylos glauca</i>	X	X	X	X	X
Bigberry Manzanita					
<i>Callistemon citrinus</i>		X	X	X	X
Lemon-scented Bottlebrush					
<i>Ceanothus crassifolius</i>	X	X	X	X	X
Hoary-leaf Ceanothus					
<i>Ceanothus cyaneus</i>	X	X	X	X	X
Lakeside Lilac					
<i>Ceanothus impressus</i>	X	X	X	X	X
Santa Barbara Ceanothus					
<i>Cistus spp.</i>		X	X	X	
Rockrose					
<i>Cistus purpureus</i>		X	X	X	
Orchid Rockrose					
<i>Dendromecon rigida</i>	X	X	X	X	
Bush Poppy					
<i>Euonymus japonica</i>		X			
Japanese Euonymus					
<i>Fremontodendron 'California Glory'</i>		X	X	X	X
Fremontia cultivar					
<i>Heteromeles arbutifolia</i>	X	X		X	
Toyon					
<i>Juniperus chinensis</i>		X			X
Prostrate Juniper					
<i>Nerium oleander</i>		X	X	X	X
Oleander					
<i>Rhus trilobata</i>	X		X		
Squawbush					
<i>Ribes speciosum</i>	X		X		
Fuchsia-flowering Gooseberry					
<i>Salix gooddingii</i>	X	X		X	
Southwestern Willow					
<i>Salix lasiolepis</i>	X	X		X	
Arroyo Willow					

PLANT SELECTION GUIDE--GROUNDCOVER & VINES

Botanical and Common Names	Native	Groundcover	Vine	Flowering
<i>Arctostaphylos hookeri</i>	X	X		X
Hooker Manzanita				
<i>Ceanothus griseus</i> hor. 'Yankee Point'		X		X
Yankee Point Ceanothus				
<i>Clematis lasiantha</i>	X		X	X
Pipestem Clematis				
<i>Coprosma kirkii</i>		X		
Coprosma				
<i>Gazania rigens leucolaena</i>		X	X	X
Trailing Gazania				
<i>Grevillea 'Noellii'</i>		X		X
Noellii				
<i>Juniperus sabina 'Tamariscifolia'</i>		X		
Tamarix Juniper				
<i>Lippia repens</i>		X		X
Lippia				
<i>Myoporum parvifolium</i>		X		X
Trailing Myoporum				
<i>Osteospermum spp.</i>		X		X
African Daisy				
<i>Ribes indecorum</i>	X	X		X
White-flowered Currant				
<i>Ribes viburnifolium</i>	X	X		X
Catalina Perfume				
<i>Rosmarinus</i>		X		X
Rosemary				
<i>Vitis girdiana</i>	X		X	X
Wild Grape				

PART IV DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENTS

A. SITE DESIGN

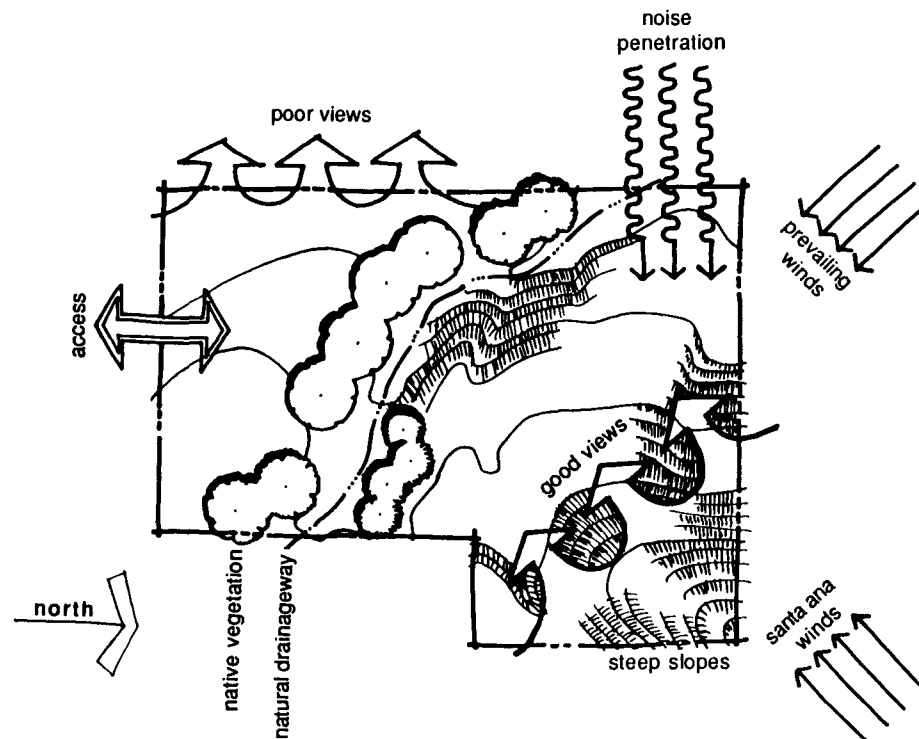
This section presents Design Guidelines which are applicable to all developments subject to design review. These Guidelines should be reviewed by all project applicants, since they apply regardless of the District in which the project is located.

In certain cases, the stated Guideline may apply only to a particular type of development, for example, multi-family residential development. Where that is the intent, it is stated clearly in the Guideline.

The quality of site design is the most important measure of a project's impact on the community and will be given first priority in the review of development proposals. Projects should demonstrate sensitivity to both the natural setting and the neighborhood context. A project should also contribute to the community's design objectives.

Site Analysis

- Each development proposal should be based on a thorough analysis of existing conditions on and adjacent to the site. A proper examination will consider a site's physical properties, amenities, special problems, character and neighboring environment.
- Although the steps in a thorough analysis will vary with the unique situation of each site, the following information is normally needed:



SITE ANALYSIS

- Basic Site Data: boundaries and dimensions; location and ultimate width of adjacent roads, sidewalks and rights-of-way; location of setback lines and easements; existing structures and other built improvements.

- Existing Natural Features: location, size and species of trees and other significant vegetation; topography, with areas of slope over 25 percent highlighted; patterns of surface drainage; location of flood plain or riparian areas; significant rock outcroppings; soil capability; ground water location; and other important features that are either amenities or potential hazards in development.

- Neighboring Environment: views to or from the site; land use and site organization of neighboring properties; form and character of neighboring buildings; important site details on neighboring properties which can be seen from the street (such as stone walls, fences and organized plantings).

• The design review process always requires submittal of photographs of the site and neighboring properties.

• A new development should establish a compatible relationship to the community as well as to neighboring properties. In this regard, every project should:

- Demonstrate an overall design integrity and a serious attempt to contribute to the community's design objectives.

- Develop a compatible relationship to the land forms, building placement and existing open spaces of neighboring properties.

- Respect the existing views, privacy, quiet, sun and light exposure of neighboring properties.

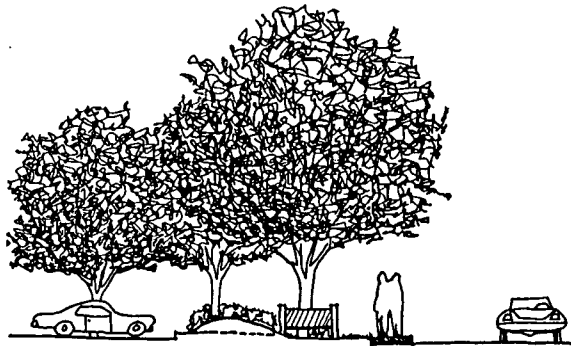
- When land use or development patterns require a project to be different from its neighbors, provide a transition from existing to new development by careful placement and massing of buildings, well-designed planting patterns and other means.

DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENTS

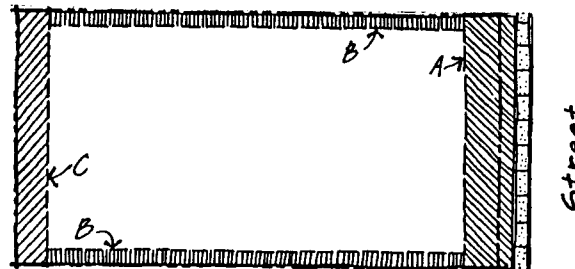
Landscape Zones

- All commercial and industrial projects should include a minimum 15 foot street-facing Landscape Zone along all front and side street property lines. This zone should be measured from the edge of the sidewalk associated with the ultimate property line (after any dedication of land the County may require for the future widening of streets). Typically, this results in the outermost 5 feet of the Zone being located in the public right-of-way, and the innermost 10 feet located on private property. This zone should contain planting and landscape elements encouraged by the Design Guidelines, as well as screening of parking and service areas.

- All other projects should include a minimum 20 foot street-facing Landscaped Zone along all front and side street property lines. This zone should be measured from the edge of the sidewalk associated with the ultimate property line (after any dedication of land the County may require for the future widening of streets). Typically, this results in the outermost 5 feet of the Zone being located in the public right-of-way, and the innermost 15 feet located on private property. This zone should contain planting and landscape elements encouraged by the Design Guidelines, as well as screening of parking and service areas.



LANDSCAPE ZONES--SECTION



LANDSCAPE ZONES--PLAN

A. PLANTED FRONT YARD WITH STREET TREES
B. INTERIOR PROPERTY LINE, SIDE YARD
C. INTERIOR PROPERTY LINE, REAR YARD

- Reductions in the required commercial or industrial street-facing Landscape Zones are acceptable: 1) when a proposed building setback is intended to relate to desirable existing building setbacks (as to reinforce an existing "street wall" effect conducive to pedestrian traffic); or 2) in older heavy industrial districts where blight is evident, and where the applicant can demonstrate that operational requirements make the 15' Landscape Zone width infeasible. Otherwise, the Landscape Zone width should not be reduced, except in the case of economic hardship to the property owner. All projects should contribute to a continuously landscaped street edge.

- All rear and interior side yard setbacks to buildings or parking required by zoning should be fully landscaped. Where no setbacks are required, provide a minimum 5 foot interior Landscape Zone at all parking and service area edges along rear and interior property lines. Exceptions to interior Landscape Zone requirements may be allowed within the Olive Drive and Birch Street heavy industrial areas only if operational requirements or lot sizes make such landscaping infeasible, and only where the setback area abuts other heavy industrial uses.

- Planting guidelines for the Landscape Zones are described in Section IV.D.

Circulation and Parking

- Provide a clearly organized circulation plan for automobiles, pedestrians and service vehicles. The circulation system should minimize the points of conflict between pedestrian and vehicular traffic.

- When feasible, new commercial projects should be linked to adjacent properties to encourage internal circulation by pedestrians and automobiles. The method of linkage will depend on specific conditions of each site and project. The linkage could be as simple as a sidewalk, or as complex as integral driveways, covered walkways and integrated landscape.

- Locate access drives to public roads as far from intersections as possible, to improve safety and facilitate traffic flow. Minimize the number of driveway opening to public roads. Shared driveways serving two or more developments are encouraged when feasible.

- Parking and service areas should be located and landscaped to minimize public view from roads and neighboring properties.

- The preferred locations for surface parking lots are to the rear and interior-sides of the site, rather than in front, when feasible.

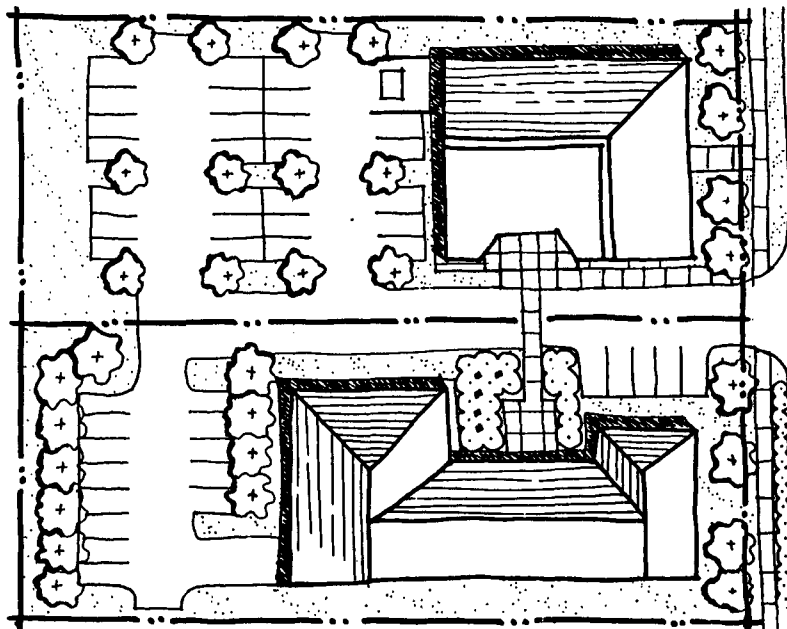
- Where driveways are proposed to access Circulation Element roads, circular routes must be provided so that cars do not have to back out onto the road. Driveway access to Circulation Element roads is subject to review and approval by the Department of Public Works.

- In Multi-family residential developments:

- Whenever possible, parking lots should not be located between the fronts of buildings and public streets. Place parking lots to the rear, side or internal locations on the property.

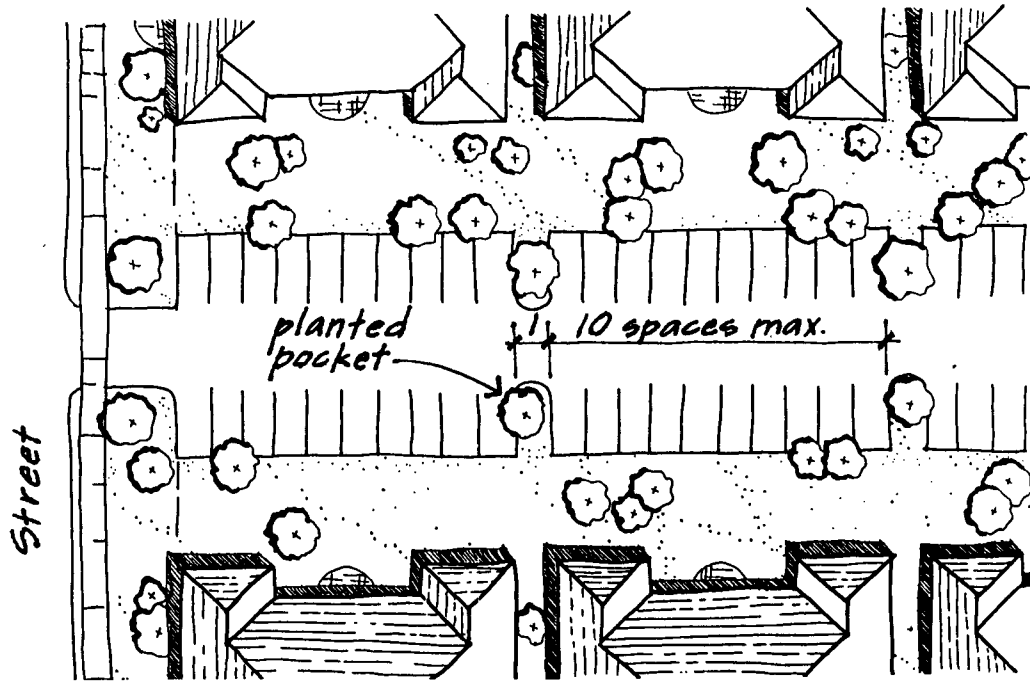
- Garage doors should open to the rear or side of the lot and should not face a public street, except in the case of a corner lot and lots with less than 100 feet of frontage. In the case of corner lots, open the garage doors to the side street. On small lots where it is necessary for the garage to face the major street, reduce the garage door frontage on the street to a minimum.

- Buildings which contain a common enclosed parking garage may orient one garage door toward the street.



DEVELOP CIRCULATION LINKAGES

DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENTS



MULTI-FAMILY RESIDENTIAL PARKING DRIVE

- Garages and carports are preferred over open parking. They should be designed to be compatible with the project architecture.

- Parking Drives are sometimes used for internal vehicle access to garages, carports or open parking areas. They incorporate parking spaces along their length, whether in garages, carports or open parking. The following guidelines apply specifically to Parking Drives:

- Long lines of parked cars or blank garage doors should be relieved by planting areas or other types of screening.

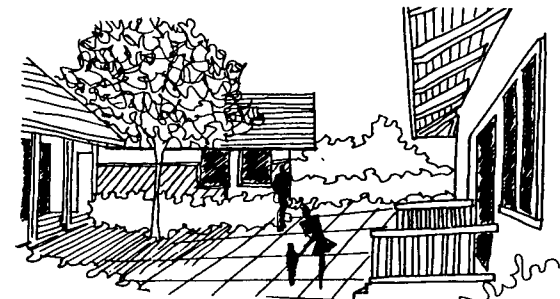
- Parking arranged in bays to give a street-like character is encouraged. Each ten spaces of continuous perpendicular or angled parking should be separated from others by a planted area not less than one parking space wide, and containing at least one tree, minimum 15 gallon size.

- In multi-family projects over 50 dwelling units, the location of Parking Drives around the perimeter of the project is discouraged. This kind of edge condition isolates the development from the neighborhood.

- All projects must comply with requirements of the applicable fire district relative to access, width and radii of drives, visibility of signage, and any other fire safety considerations. Contact the applicable fire district for further detail.

Building Location

- Buildings and open spaces should be organized to take advantage of the spaces between buildings as opportunities for outdoor activity, as transitions between indoors and outdoors, and as potential points of "focus" for the development.



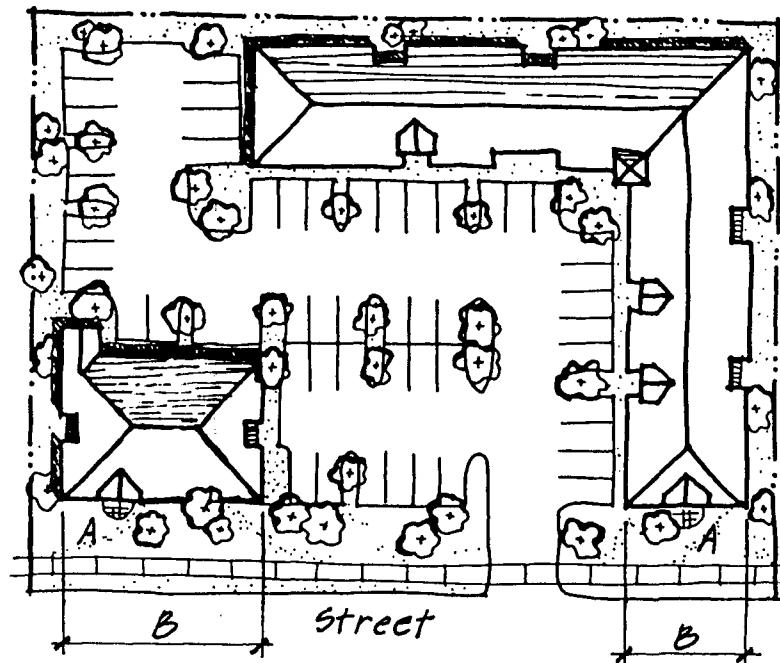
CONSIDER SPACES BETWEEN BUILDINGS

- The site organization should respect the arrangement of buildings, open spaces and landscape elements of adjacent sites. When possible, buildings and open spaces should be located for mutual advantage of sunlight, circulation and views.

- Buildings and building groupings should strive to form compact clusters to economize on the use of land and create larger open spaces on the site.

- The site plan and planting should consider climatic conditions to provide shade from summer sun, natural ventilation and other measures to maximize energy efficiency and human comfort.

- To improve the pedestrian environment along commercial streets, building facades should occupy at least 30 percent of the property's principal street frontage. A higher percentage is encouraged where feasible. Place the building(s) against the Landscape Zone, parallel to the street.



A. LANDSCAPE ZONE
B. BUILDING FACADES LOCATED AGAINST LANDSCAPE ZONE

30 PERCENT MINIMUM STREET FRONTAGE

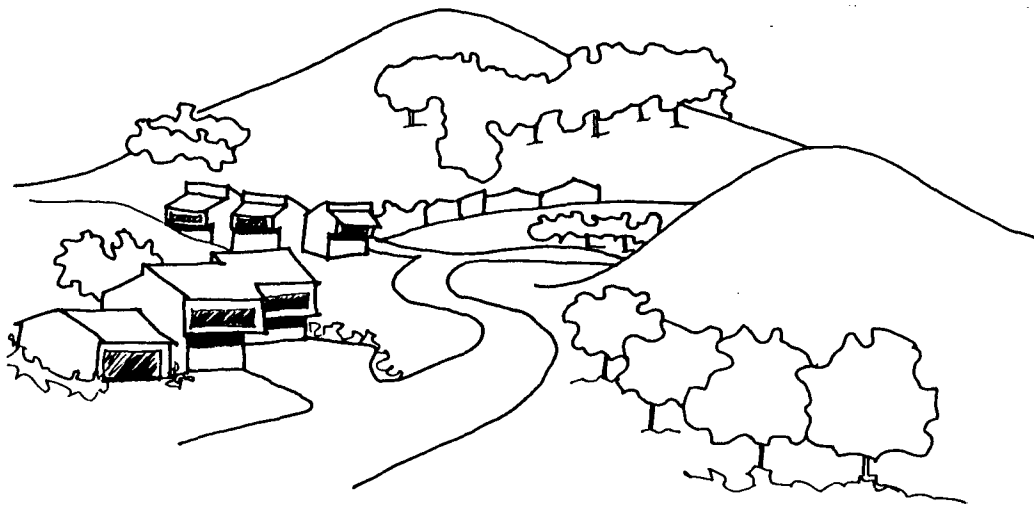
Multi-family Residential Open Space

- Provide all multi-family projects with at least 100 square feet of Group Usable Open Space per dwelling unit. This space is for common use by occupants of a development, normally including playgrounds, recreation courts, patios, open landscaped areas and swimming pools. Parking, driveways and loading areas are not considered Group Usable Open Space.

- Provide at least one designated childrens' play area of a minimum 400 square feet for the first 25 dwelling units with 2 or more bedrooms. Add 10 square feet for each additional dwelling unit with 2 or more bedrooms. This Guideline does not apply to senior citizen residential projects.

- Provide at least 100 square feet of Private Usable Open Space per dwelling unit. This area must be directly accessible from the unit, and normally includes ground floor patios or upper floor balconies. Patios should be a minimum of 8 feet in the narrowest plan dimension and should be screened for privacy. Balconies should have a minimum depth of 4 feet.

DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENTS



B. PRESERVATION OF EXISTING NATURAL FEATURES

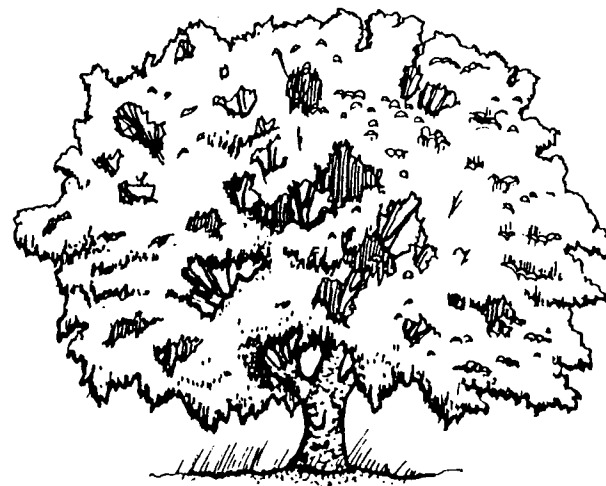
Development proposals should demonstrate an effort to retain significant existing natural features characteristic of the community. Existing topography and land forms, significant trees, drainage courses, rock outcroppings, vegetation and views should be incorporated, to the maximum extent feasible, into the future development of the land.

Grading and Landform Preservation

- All projects should demonstrate an effort to minimize grading and alteration of natural landforms. For projects on land exceeding 25 percent slopes, see Section IV.J, Hillside Development.
- Building pads should disturb the natural contours as little as possible. Stepped or terraced pads which follow the natural contours are encouraged when feasible.
- Large, level slabs-on-grade which would require excessive cut or fill slopes are discouraged.
- Balancing of cut and fill areas is encouraged.

Mature Trees

- All mature trees should be retained when feasible. This will require careful judgment in weighing the value and hierarchy of all natural features, the size and species of the tree, and the developer's program for the site. This guideline is not meant to preclude removal of noxious or undesirable trees.
- "Significant tree" shall mean any tree which is in good health and form and is more than six (6) inches in diameter as measured four feet-six inches above the root crown.
- Site development plans shall demonstrate that a diligent effort has been made to retain as many significant trees as possible.



- When significant trees are retained, they should be preserved in accordance with accepted standards of the landscape profession. Landscape professionals should be consulted for locating any and all significant trees on the project site, and for specifying proper preservation procedures for significant trees.

- When significant trees must be removed, they should be replaced with recommended species listed in the Plant Selection Guide, Appendix A. Landscape professionals should be consulted in selecting tree species which are suitable for the physical conditions of the site.

- In assessing the number of trees and specific trees that may be removed, the Applicant and Design Review Board should consider the following criteria:

- The condition of the tree with respect to disease, danger of falling, and the proximity to existing or proposed structures. Should debate over the health of the tree arise, a licensed arborist should be consulted at the expense of the Applicant.

- The necessity to remove a significant tree in order to allow for other desirable features of the development that may be deemed of greater



importance, or to prevent extreme economic hardship to the owner of the property.

- The topography of the land and the effect of the significant tree removal on erosion, soil retention, and the diversion or increased flow of surface waters.

- Accepted professional forestry principles, such as the number of healthy trees which a given parcel of land or area can support.

Other Natural Features

- The Sweetwater Reservoir is an important resource which must be protected. Developments which require sewer pump stations or other facilities that are in the watershed and upstream of Sweetwater Dam pose a potential threat to the quality of water in the reservoir.

- Other natural features which merit special preservation efforts include rock outcroppings, existing vegetation, flood plains, riparian systems and viewsheds.

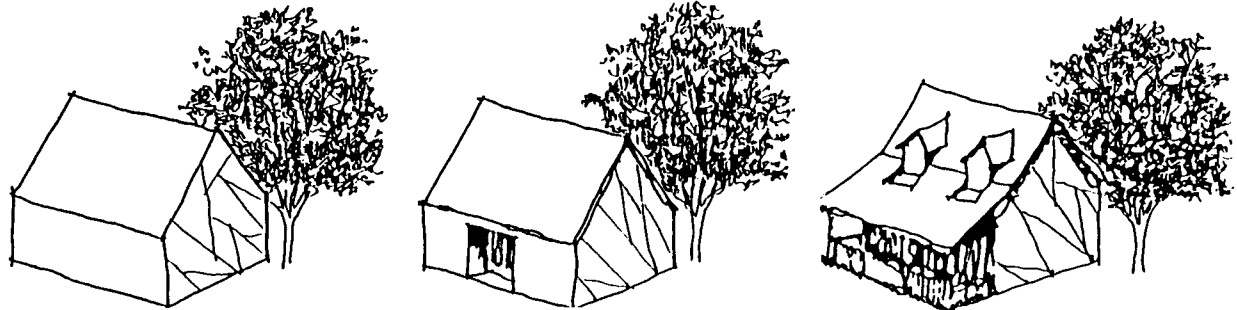
DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENTS

C. ARCHITECTURAL CHARACTER

While no specific architectural "theme" is required in Spring Valley, architectural solutions should be responsive to the design objectives of the separate Village Districts, as discussed in Part III.

Standard "off-the-shelf" commercial building prototypes, often repeated by commercial "chains" without regard to the community context, are discouraged. Site-specific design solutions are preferred.

All new projects must demonstrate design quality and integrity, and a serious attempt to contribute to the principals contained in the Community Design Objectives and in the following Design Guidelines.



NO SHADOW RELIEF

PROVIDE RECESSES

PROJECTIONS AND OVERHANGS

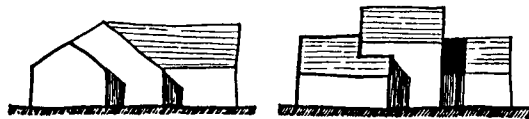
PROVIDE SHADOW RELIEF

Building Forms

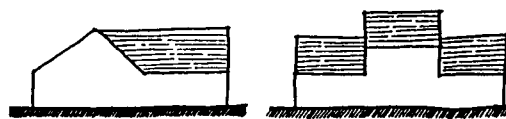
- The visual contrast of light and shadow gives buildings depth and substance. Every building should have some shadow relief. Offsets, projections, overhangs and recesses all can produce contrasts of light and shadow.
- On elevations visible from public streets or residential areas, large or long continuous wall planes should be avoided. As a general rule, building surfaces over 50 feet in length should be relieved with a change of plane or architectural treatment that provides a strong shadow line or other visual interest.
- Rear facades, if visible from public streets or residential neighbors, should

be finished in a quality, color and material similar to the principal sides of the building(s).

- Efforts to coordinate with the actual and apparent height of adjacent structures are encouraged. This is especially applicable in areas of existing development where buildings are placed very close together. It is often possible to adjust the actual height of a wall, cornice or parapet line to be a similar height to that of an adjacent building. Design methods can also adjust the "apparent" height, by placing window lines, belt courses or other horizontal elements in a place or pattern that reflects the same elements on adjacent buildings.



THIS



NOT THIS

PLAN OFFSETS

- Changes in roof pitch or orientation should be accompanied by plan offsets on primary elevations.

- Where heavy industrial operations make the provision of plan offsets infeasible, other methods to create shadow relief and visual interest are encouraged. These might include wide roof overhangs, deeply recessed openings, landscape treatments or other devices. However, main buildings, or areas of the building(s) directly facing the street should otherwise conform to the guidelines, including provision of plan offsets to break up excessively large wall surfaces.

Roof Forms

- Wide eaves are encouraged to create deep shadows on building walls and to reduce the amount of sunlight striking glass surfaces.

- Gabled, hip and shed roofs are encouraged over flat roofs. When flat roofs are used in large commercial and

industrial buildings, they should incorporate shed roofs, trellises or loggias to “scale down” the structure and provide shadow relief.

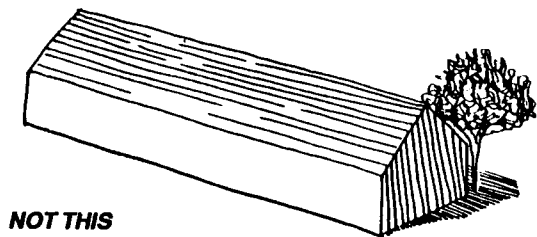
- Where flat roofs are common to older, existing buildings, flat roofs may be used to provide continuity between old and new buildings.

- On sloped roofs, long, unbroken planes should be avoided. As a general rule, roofs over 100 feet in length should be relieved with a change of plane or other treatment that provides visual interest.

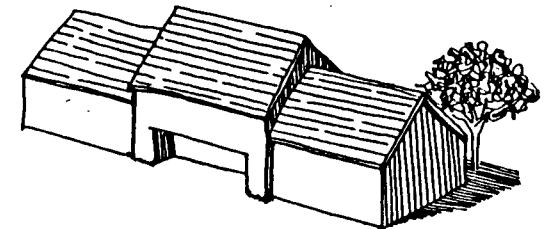
Multi-building Projects

- Multi-building developments should strive for a consistency and compatibility of design among separate structures.

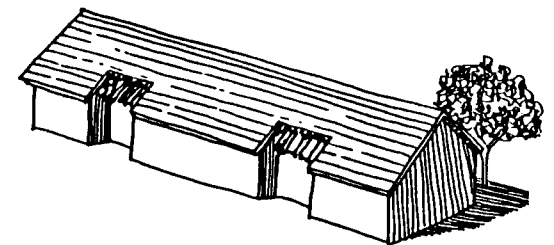
- Facades and roof lines facing streets, parking areas and residential neighbors should be consistent throughout the development in design, color and materials.



NOT THIS



CHANGE THE PLANE...



OR PROVIDE OTHER VISUAL INTEREST

ROOF FORMS

DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENTS

Building Materials

- Material changes are more effective if they do not occur in the same plane. Instead, they should intersect with an architectural element, such as a chimney, projection or pilaster.

- Architectural elements, signage and other facade elements should be integrated into the design of the facade so as not to have the appearance of being applied or "tacked on".

- A building's colors should be chosen for compatibility with the architectural style and with the surrounding development. The number of different colors should be kept to a minimum. Color should not be used to attract undue attention to the project.

- Encouraged exterior wall materials include:

- Stucco (with integral color) over wood or masonry framing
- Brick, adobe and native stone
- Wood siding in natural finishes
- Concrete or concrete masonry with textured surface and integral color
- Exposed timber structural members

- Encouraged roof materials include:

- Clay tile
- Concrete tile
- "High profile" composition shingles
- Wood shakes and shingles when treated for fire resistance

- Building materials should be selected to require minimal long-term maintenance.

- Metal buildings are permitted by these guidelines in the Olive Drive and Birch Street industrial districts, provided they are designed to achieve the desired objectives listed under "Building Forms" and "Roof Forms".

Entrances, Doors and Windows

- Primary building entrances should be emphasized so that their location is apparent and clear. Porches, loggias and canopies are helpful in calling attention to an entrance.

- Entries and entry doors may be designed as a focal point of the front elevation. Detail treatment at doors and entries can range from the use of tile, color accents, exposed timbers or combinations of architectural treatments

such as pediments, moldings and small roofs which can also provide protection from weather.

- Windows and doors should be deeply recessed to create strong shadow lines.

Walls, Fences and Accessory Structures

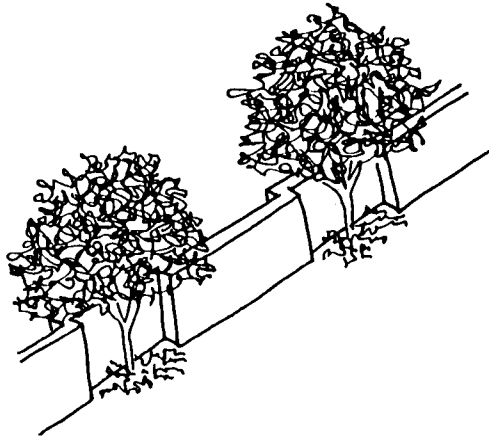
- Solid fences and walls along public streets can have a negative impact on the surrounding neighborhood and encourage graffiti, and should be discouraged when landscaping and/or open fencing can be used instead.

- Solid walls can often be raised up on planted berms to minimize the amount of wall surface.

- Walls on sloping terrain should be stepped at intervals to follow the natural terrain.



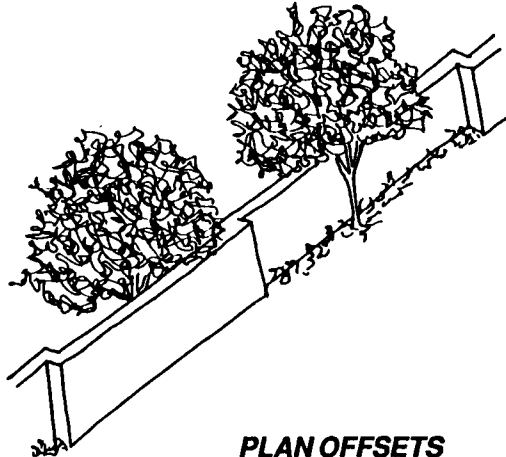
STEP WALLS TO FOLLOW TERRAIN



PLANTING POCKETS

- When solid walls must be used to buffer traffic noise (as is sometimes necessary in residential projects along major streets), or for other reasons, avoid visual monotony by providing a change of plane at intervals no greater than 50 feet. This can be accomplished by providing planting “pockets”, varying the setbacks, or providing pilasters for visual relief.

- Where screening is of primary concern, solid fences or walls are sometimes necessary. However, these can also encourage graffiti. As an alternative approach, open fences with heavy landscape treatments can sometimes satisfy screening objectives.

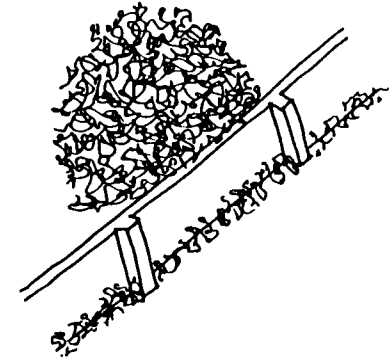


PLAN OFFSETS

- Fences and walls over 3 feet high which face public streets should provide a fully landscaped buffer of at least 4 feet deep on the street-facing side of the wall.

- Fences, walls and accessory structures should be designed to be compatible with adjacent buildings. Patio covers, greenhouses, storage structures and other ancillary structures should be located and designed to respect the views and other special conditions of adjacent sites.

- Encouraged wall and fence materials include:
 - wood



PILASTERS

- brick
- native stone
- masonry with stucco finish
- wood framing with stucco finish
- detailed wrought iron or other high quality metal fence systems

- Strongly discouraged wall and fence materials include:

- Chain link or other open wire, unless heavily screened by landscaping (except as otherwise allowed in the Olive Drive and Birch Street industrial areas)
- corrugated metal or plastic
- brightly colored plastic or plastic coated materials

DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENTS

D. LANDSCAPE CHARACTER

The first concern in landscaping should be the region's limited water supply. Water will likely become more scarce and more expensive as development of the region increases. In order to create a landscape which can endure future drought conditions and still bring pleasure to Spring Valley residents, plant materials must be selected carefully. Recommended plant materials are outlined in the Special District Guidelines. They have all been selected because of their drought-tolerance, in addition to other characteristics which are considered desirable under specified conditions.

- Criteria for plant selection in these guidelines are as follows:

- Appropriateness for climate zone
- Low water use once established
- Form considerations (size, branching structure, density)
- Aesthetic considerations (flowering, fragrance, leaf color, fall color, etc.)
- Maintenance considerations
- Continuance of existing, desirable plantings along certain road edges

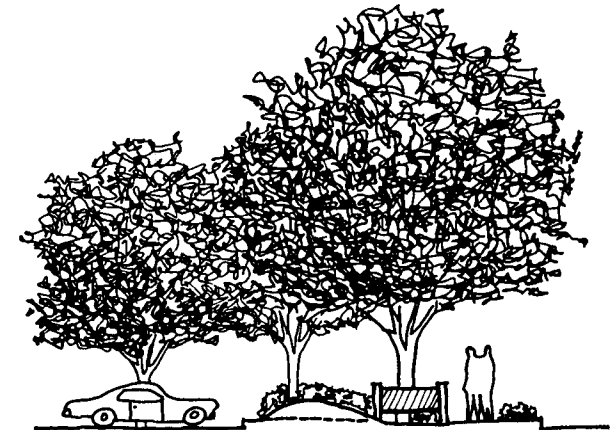
Street Trees

- Tree-lined streets provide a sense of enclosure and a sense of place to a corridor. They also provide solar shade and a general increase in the level of human comfort. Important streets in the community have been designated for the planting of specific trees, and these are outlined in Appendix B, Plant Selection Guide. Tree selection should be influenced by the width of the street; a wide street requires tall, impressive trees along its edges, a narrow street should have a smaller tree.

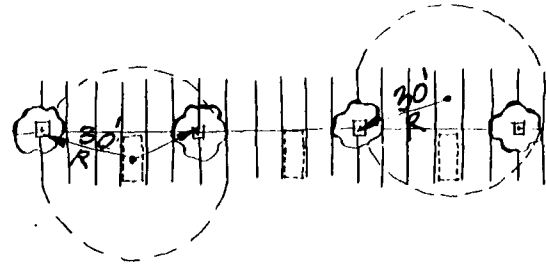
Landscape Zones

- The minimum tree planting ratio in required street-facing landscape zones is 1 tree per 300 square feet of area, excluding required driveways or other hardscape. Trees should be a minimum 15 gallon size.
- The minimum tree planting ratio in rear or side yard landscaped zones is 1 tree per 100 square feet of area. Trees should be a minimum 15 gallon size.
- To complement the trees and enhance their impact, these guidelines encourage the planting of shrub masses beneath the trees, rather than expanses of lawn or ornamental ground cover. Shrubs provide flower color, fragrance, and important screening considerations.

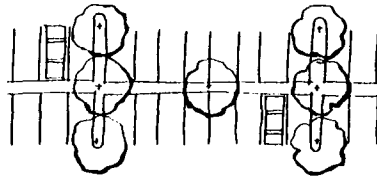
- When existing trees are to be retained, they may be counted toward tree planting requirements. New planting requirements may be further adjusted to reflect the size and density of existing trees and shrubs.



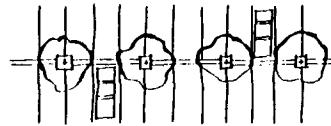
LANDSCAPE ZONE



EVERY PARKING SPACE SHOULD BE WITHIN 30' OF THE TRUNK OF A TREE



PARKING WITH 4' PLANTED BREAK



PARKING WITH PLANTER OR GRATE

PARKING LOT LANDSCAPING

Parking Lot Landscaping

- Soften the visual impact of large parking lots (over 6000 square feet) by means of internal tree plantings to create a canopy effect. Internal tree spacing should be such that no parking space is located more than 30 feet from the trunk of a canopy tree. In the Olive Drive and Birch Street industrial districts, this guideline applies only to front yard parking lots or lots adjacent to non-industrial zones. Planting of other highly visible industrial parking lots is encour-

aged unless industrial operational requirements make such planting infeasible.

- In multi-family residential parking drives, each ten spaces of continuous perpendicular or angled parking should be separated from others by a planted area not less than one parking space wide (see p. 55).
- All parking areas accommodating ten cars or more should be surrounded by a 5 foot wide, fully landscaped perimeter.

Other Design Parameters

- Because shrubs are more drought tolerant, the creative use of low creeping shrubs as groundcovers is encouraged over shallow-rooted ornamental ground covers and turf grasses.

- Shrubs used for screening requirements should be selected to grow to a minimum height of 30 inches in two years average growth.

- All planting beds should be mulched with an organic mulch at least two inches deep.

- All landscaped areas should have an irrigation system capable of sustaining good plant growth. Automatic systems are encouraged for reliability. Drip systems are encouraged where appropriate for low water consumption.

- All site areas not used for buildings, parking or other designated hardscape should be planted and maintained in good health.

- All public right-of-way areas between a newly-developed property and the existing sidewalk or street edge should be fully landscaped. However, trees may not be planted in this area except pursuant to an encroachment permit issued by the Department of Public Works.

DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENTS

E. SIGNAGE

If the visual environment in Spring Valley is to be improved, signage control will be a critical element.

Signage clutter has a tendency to perpetuate itself--once one business establishment installs excessive, garish signs, neighboring businesses feel a need to compete for attention in an increasingly cluttered environment. Several examples of this situation can be found in the community, contributing to an overall sense of visual chaos and disintegration.

It is recognized that business must be visible in the community. It is also understood that site conditions may necessitate the relaxation of the following Guideline, on occasion, in order to allow a business a minimum level of identification of the product or service it provides. However, the intent of these guidelines is to minimize signage to that needed for business identification only. In other words, signs should not be used for advertising purposes.

Size Allowances

- All signage should be a minimum size and height to adequately identify a business and the product or service it sells.
- To calculate the size of a sign, measure:
 - The area of the box or outline which contains the sign, or
 - In the case of unboxed letters or symbols, the area of the smallest rectangle which would enclose all of the letters or symbols.

Bancroft Ranch

Measure sign box ↗

Bancroft Ranch

Measure imaginary box ↗

SIGN AREA CALCULATION

- Only one face of a double-faced sign with parallel, opposing faces, and bearing identical copy, need be considered in calculating a sign area. Signing and illumination should not be used on more than two opposing faces.

- Commercial and Industrial sign allowances should be based on the following formula, where frontage is defined as the length of the building(s) facing the principal street of the development (each project can have only one frontage):

- For frontages up to 100 lineal feet, the total sign area should be limited to one square foot of sign area per lineal foot of frontage, to a maximum of 65 square feet.

- For frontages over 100 lineal feet, the total signage should be limited to 3/4 square foot of sign area per lineal foot of frontage

- For multi-tenant projects:

- One sign to identify the complex, limited to 1 square foot of sign area per lineal foot of total project frontage, to a maximum of 75 square feet, and

- For each individual tenant, 1/2 square foot of sign area per lineal foot of tenant frontage, to a maximum of 25 square feet, and

- one directory sign not exceeding 10 square feet at each public entrance

- Letter height of all signs should be limited to a maximum of 10 inches, although larger letter sizes may be approved on a case-by-case basis for large-scale project signs when a finding can be made that a larger size is necessary to maintain a compatible and harmonious scale in relationship to the size of the project and distance from the street.

- Multi-family residential sign allowances are based on the following allowances:

- There should be no more than one sign per project entry from a public street.

- Sign area should be limited to 10 square feet for projects of less than 25 dwelling units, and 15 square feet for projects with 25 or more dwelling units.

- Letter height should be limited to a maximum of 6 inches.

Design Parameters

- Signage designs should be carefully integrated with the site and building design concepts to create a unified appearance for the total development. Within a development, signage should be consistent in location and design.

- Illumination projected onto a sign face is preferred over internal illumination.

- Where internal illumination is proposed, individual illuminated letters are preferred over internally illuminated panels.

- Where internally illuminated panels are proposed, the background should be opaque, with illumination projection through the individual letters or logos only.

- Colors of all signs and sign components should be limited to three, in addition to black and white.

- Typefaces should be chosen for simplicity and clarity. However, signs on older buildings are encouraged to use a typeface consistent with the period when the building was constructed.

- Sign posts and other structural elements should be made of wood or metal with a white, black, earth tone or natural stain finish. Reflective or bright colors should be avoided.

Locational Considerations

- Signs should be carefully located for safety so as not to block driveway views of oncoming traffic.

- No sign should be allowed to project above the highest portion of the associated building.

Sign Types

- The following types of signs are generally recommended by the Guidelines for the indicated development types:

- **Monument:** A sign supported by one or more uprights or braces on the ground. Generally, these should not exceed 4 feet in height for average-sized projects, although large scale shopping center monument signs may exceed this height upon a finding that a larger size is necessary to maintain a compatible and harmonious scale with the size of the project (commercial, industrial, multi-family residential).

- **Wall:** A sign affixed directly to an exterior wall or fence (commercial, industrial, multi-family residential).

- **Hanging:** A sign attached to and located below any eave, canopy or awning, parallel or perpendicular to the building facade (commercial, industrial, multi-family residential).

- **Projecting:** A sign which projects perpendicularly from, and is sup-

DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENTS

ported by, a wall of a building (commercial, industrial).

- **Awning Valence:** A sign or graphic attached or printed on a awning's valence (commercial, industrial).

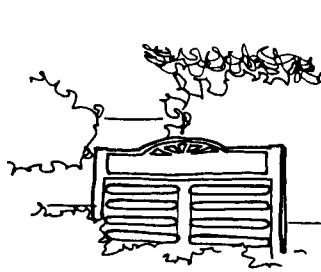
- **Single Pole Hanging Sign:** A sign which is suspended from a horizontal arm which is attached to a pole no more than 6 feet in height (commercial, industrial, multi-family residential).

- **Kiosk:** A small, freestanding structure which has one or more surfaces no more than 8 feet in height (commercial, multi-family residential).

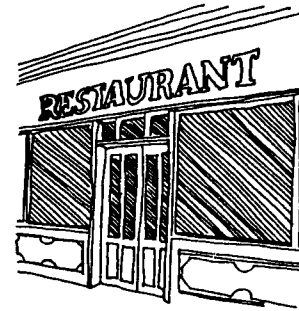
- **Window:** A sign affixed to or behind a window, no larger than 25% of the window area on or behind which it is displayed (commercial, industrial).

- The following sign types are strongly discouraged:

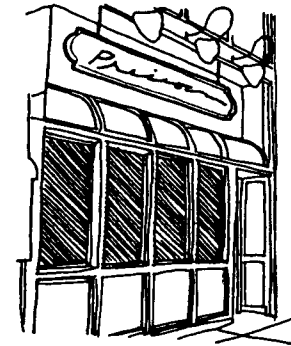
- Roof signs and signs extending above the highest part of the building
- pole signs over 6 feet in height
- internally illuminated plastic box signs, unless of opaque background with light projecting only through the letters/logos.
- Portable or mobile signs



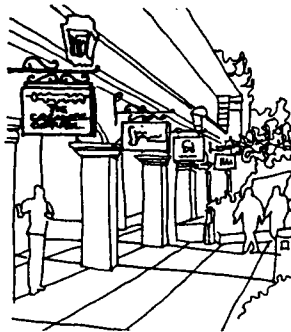
MONUMENT



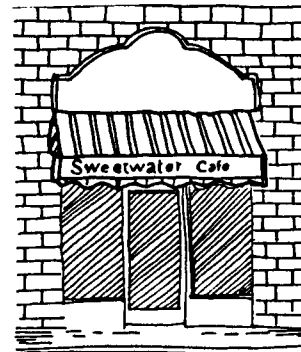
WALL



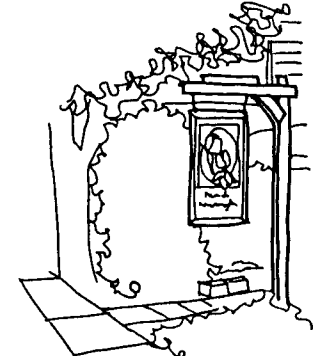
HANGING



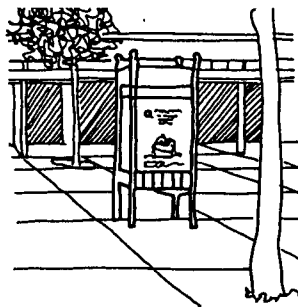
PROJECTING



**AWNING
VALENCE**



**SINGLE POLE
HANGING**



KIOSK

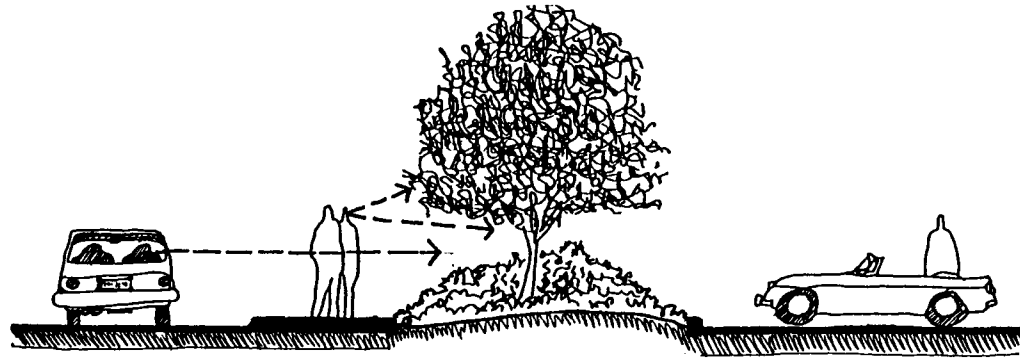


WINDOW

F. SCREENING

Like signage control, screening (of parking, outdoor storage and service areas, and other unsightly elements of site development) is a critical factor in project review.

Effective screening of these elements will simplify the visual environment and reduce visual "competition". This will result in the attainment of Community Design Objectives related to land use incompatibility and Elimination of Visual Clutter.



SCREEN PARKING AREAS

Screening of parking

- Soften the visual impact of surface parking lots by screening them from view from public streets. Natural slopes, artificial landscape berms, dense shrubs and low walls are all acceptable treatments.
- Further soften the visual impact of large parking lots (over 6000 square feet) by means of internal tree plantings to create a canopy effect. Internal tree spacing should be such that no parking space is located more than 30 feet from the trunk of a canopy tree. See p. 64 for further detail.
- Separate parking lots from residential or institutional land uses by means of vegetative screening and/or solid fencing. See the Landscape Guidelines for further detail.

Screening of service and storage areas

- Trash containers and outdoor storage yards should be screened from view from any public street, pedestrian area, or neighboring property. Special attention should be given to areas which are viewed from higher elevations.
- Trash enclosure screens should be designed to be compatible with the architecture of the development.
- In larger commercial and industrial developments, service and loading areas should be separated from the main circulation and parking areas. The development of separate buildings in larger multi-building projects does not exempt them from this requirement. However, special consideration will be given to heavy industrial operations in the Olive Drive and Birch Street indus-

DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENTS

trial districts where the applicant can demonstrate that operational requirements make such an approach infeasible.

- Locate utility meters in screened areas.
- Locate recycling containers in screened areas.
- Exterior surface-mounted conduit and electrical boxes are discouraged. Where they are necessary, they should be designed, painted or screened to blend in with the design of the building to which they are attached.
- Undergrounding of utility services is encouraged in all new development.

Screening of rooftop and other specialized equipment

- Locate and design building equipment to minimize visual impact from public streets, neighboring properties and pedestrian areas. Special attention should be given to buildings whose roofs are viewed from higher elevations. Integrate the rooftop equipment into the design of these roofs.
- It is often possible to create a "well" within the structure so that the equipment is hidden. Alternatively, special

screens may be utilized if they are designed to be compatible with the project architecture.

- Where solar panels or satellite dishes are attached to buildings, they should be integrated into the architectural design of the building. When not attached to buildings, these devices should be integrated into the landscape design through the use of berms or natural slopes, or by solid fencing and plantings. All plumbing and storage tanks associated with solar panels should also be concealed from view with shrubs, fences or other screening techniques.
- All equipment screening techniques should conform to the following:
 - Architectural screens should be an extension of the development's architectural character.
 - Screen walls should be constructed with durable materials for low maintenance
 - Screen walls should be constructed with materials which are compatible with those of the building
 - Landscaping should be used to complement ground level screening devices.

- Ground level screening walls should be designed with graffiti-control in mind. Landscaping materials and/or open fences with landscape treatments are preferable to easily accessible solid walls.

- Screen utility structures (such as microwave or cellular relay stations) to the extent compatible with operational requirements.

Screening for land use compatibility

- Where a proposed project could have adverse visual or noise impacts on adjacent properties, provide a solid 6 foot fence or wall to buffer such impacts. Include a fully landscaped edge of at least 4 feet when the fence or wall is visible to the public or to residential neighbors. Walls or fences exceeding 50 feet in length should provide visual relief as discussed in Section IV.C, Architectural Character.

G. SITE LIGHTING

Site lighting should be used efficiently to aid safety, security and to complement architectural character. It should project minimally into adjacent properties, roadways and the night sky.

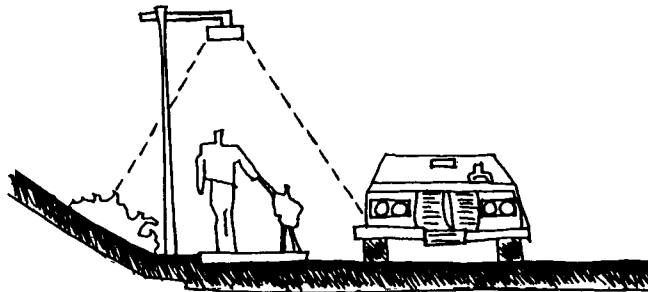
- All lighting must comply with County Zoning Ordinance provisions.
- Lighting which is visible from adjacent properties or roads should be indirect or incorporate full shield cut-offs.

Pedestrian Area Lighting

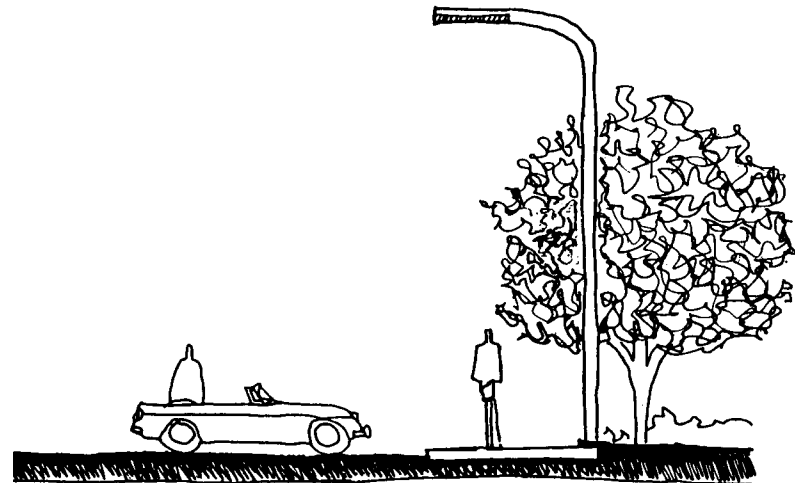
- Overhead fixtures used for pedestrian areas should be limited to heights below eight (8) feet. Lower mounting heights are encouraged.
- Along walkways, low-level lighting in the form of bollards or fixtures mounted on short posts is encouraged. Shatter-proof coverings are recommended. Posts shall be located to avoid hazards for pedestrians or vehicles.

Parking Area Lighting

- For non-residential areas, overhead lighting should be mounted at a maximum height of fifteen (15) feet above the paved surface.
- For residential parking areas, overhead lighting should be mounted at a maximum height of twelve (12) feet. The placement of lighting in residential parking areas should avoid interference with bedroom windows.



PEDESTRIAN AREA LIGHTING



PARKING AREA LIGHTING

DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENTS

H. HISTORIC PRESERVATION

The Design Guidelines encourage preservation of significant natural and built elements of Spring Valley's history.

An historic site or building can substantially contribute to the character of a residential neighborhood and the community. An historic site will usually fall into one of three categories: 1) designated historic site, 2) potential designated historic site, or 3) other historic site.



THE HISTORIC ROCK HOUSE

Designated Historic Sites

- If an existing site or structure is already a designated historic site, the Applicant should contact the Planning Staff of the San Diego County Historic Site Board, San Diego County Department of Planning and Land Use, for assistance. The Planning Staff will advise the Applicant about legal requirements to be followed with regard to renovation and new construction. The Applicant should also review the publication "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (National Park Service, U.S. Department of the Interior).

Potential Designated Historic Sites

- If a site is not yet designated but is suspected of being historically significant, the following steps should be taken:

1. Contact the Planning Staff of the San Diego County Historic Site Board, San Diego County Department of Planning and Land Use, for assistance.

2. Establish by means of documentary evidence or oral testimony the validity of the site's historic significance.

3. Pursue historic designation of the site, in accordance with the County's Site Listing Guidelines, if it so merits.

4. Incorporate the historic site and its qualities into new improvements and development in accordance with San Diego County Zoning Ordinance provisions.

Other Historic Sites

- Certain sites might not qualify for purposes of designation, but still possess interesting characteristics that are worthy of preservation from an architectural or community character standpoint. When feasible, these should be retained and incorporated in new development.

I. MOBILEHOME PARK DEVELOPMENT

Local regulation of mobile home parks is partially limited by provisions of state law. Additionally, it is impossible to anticipate future mobile home park locations. However, it is intended that applicants for mobile home park developments will cooperate with the Community Planning Group and the Design Review Board during review of the required Major Use Permit application to conform the design as nearly as feasible to the following guidelines.

Mobile home parks should be built in such a way that they will be compatible with other buildings and developments. They provide a unique challenge to the developer and the Design Review Board because the majority of the individual homes are pre-fabricated. It is possible, however, for the homes to contribute to the character outlined by these Guidelines. It is also possible for the community buildings to follow the landscaping, lighting, signage, and architectural character guidelines to enhance the park's environment.

- Community buildings located within a mobile home park are subject to the architectural guidelines presented in this document.

- For landscaping, lighting, signage and off-street parking, use the same guidelines as specified for multi-family residential developments.

- Consideration will be given by the Design Review Board to unique situations which may preclude following any of the Guidelines which are inappropriate because of the nature of mobile home development. However, the applicant should do everything possible to adapt the project to these Guidelines.

- Although a specific architectural character is not required for individual mobile homes, the following general principles should be followed:

- Exterior walls should have a natural wood appearance.

- Earth tones and warm, light colors are encouraged.

- Bright colored and highly reflective roof surfaces are discouraged. When necessary to place utilities on the roof, all visible surface equipment should be the same color as the roof itself.

- These Guidelines also apply to carports and other related outbuildings.

DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENTS

J. HILLSIDE DEVELOPMENT

Definition

A hillside development is any project site with a gradient of twenty-five per cent or greater.

The project goals of hillside developments include:

1. Sensitive siting of buildings
2. Minimal grading and careful drainage
3. Integrated drives and walkways
4. Appropriate plantings for hillside and slope conditions

Siting of Buildings

Since most hillside sites are highly visible from off-site locations in the community, the appearance of such viewsheds should be taken into consideration in the design of the project. The visual impact of all hillside development should be minimized by limiting the visual bulk of structures and improvements, and by locating said elements in a manner which is compatible with natural landforms.

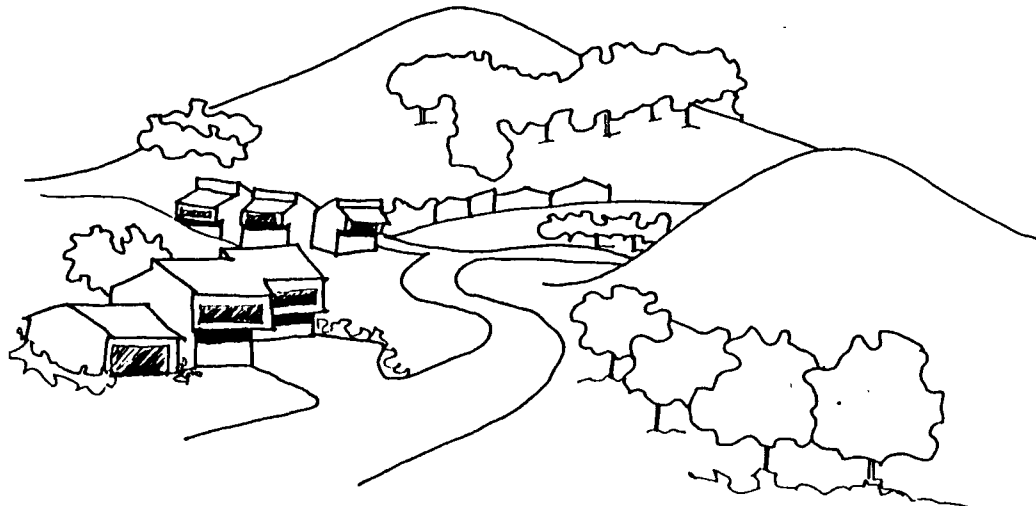
Visual Bulk of Structures

- Cut buildings into the hillside to reduce their visual bulk. Site buildings with

different floor elevations to achieve height variation. Decks shall be located low to the ground or on the roofs of lower levels of the buildings.

- Avoid large or long wall planes. Building masses should be broken into smaller elements and elevations articulated to produce shadows through setbacks, overhangs, decks, recessed openings and projected windows.

- Roof lines should avoid extended horizontal lines and flat roofs. Pitched, gabled, and hipped roofs are more appropriate for hillside sites.



- Building form should follow hillside slope to increase the integration of building and site. This is particularly important to roof forms.
- Avoid massive roof overhangs and cantilevers on downhill faces of buildings.
- Avoid long and high retaining walls. When retaining walls are used, break them into smaller elements with planted terraces.

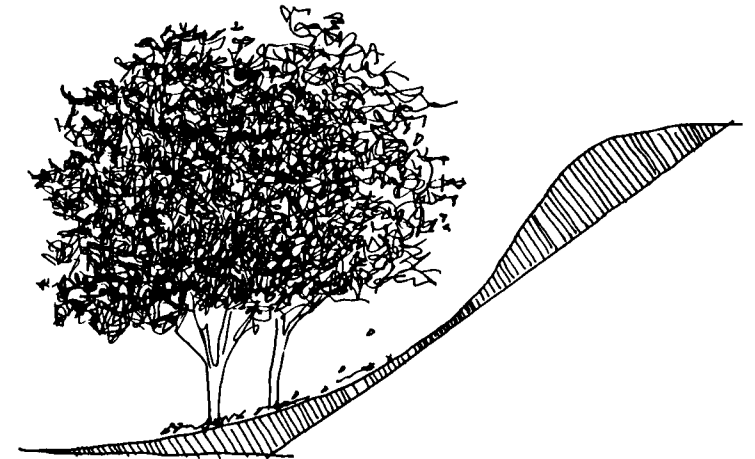
Color and Materials

- The hillside, when seen as a whole, is a delicate pattern of buildings, open spaces and vegetation. No one building should stand out from others or from the natural landscape.
- All hillside buildings should use materials and painted colors that approximate the range of colors and materials of the surrounding native landscape. Highly contrasting colors and reflective surfaces should be avoided. The use of earth toned paints, wood stained with medium earth tones, native stone, and earth tone colors of brick or textured block are encouraged.
- Earth tone tile or composition shingles are preferred roofing materials for hillside sites. If synthetic materials of built up roofs with gravel are used, they should be of medium earth tones. White gravel and highly reflective roof surfaces are strongly discouraged.
- Glass, skylights and reflective materials such as aluminum and plastics must be used carefully to minimize their reflective properties. Dark anodized aluminum is encouraged when windows or other aluminum products are used. Large areas of glass shall be protected by overhangs. Highly reflective mirrored glass is strongly discouraged.

Grading and Drainage

Slope Ratios

- In order to create slopes which closely reflect the surrounding natural hills, and to avoid the linearity of consistent slopes, graded hillsides should have variation in their slope ratios. Grading should minimize the engineered look of manufactured slopes. Avoid sharp cuts and fills. Smooth flowing contours of varied gradients from 2:1 to 5:1 are preferable to steeper, sharply planed slopes.
- Slope banks can be softened by contoured grading of fill at the top and toe of the slope.



**VARY SLOPE RATIOS TO ACHIEVE
NATURAL APPEARANCE**

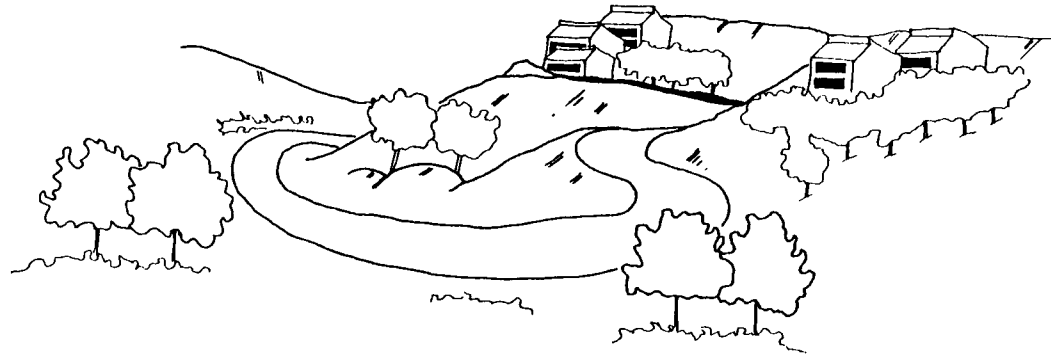
DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENTS

Building Pads and Retaining Walls

- Hillside site design should avoid large building pads, large level open spaces, and should minimize the height of retaining walls. New building sites should be graded so that they appear to emerge from the slope.
- Where retaining walls are used, those faced with local stone or of earth-tinted and textured concrete are encouraged.

Drainage

- Place drainage devices such as terrace drains, benches and intervening terraces as inconspicuously as possible on graded slopes. Natural swales leading downhill are good locations for drains. The side of a drain may be bermed to better conceal it.
- Concrete drains shall be color tinted to blend with natural soil color. Planting around drains is recommended to improve concealment.



Drives and Walkways

- The design of drives and walkways should work with the natural terrain and minimize cut and fill on hillsides.
- Driveway layout should follow existing natural contours so as to carefully integrate the drive with the hillside.

Planting Design

- Appropriate plant materials for hillsides are those which control erosion and which are fire resistant and drought tolerant.
- Hillside plant selection should consider neighbors' views and observe the following principles:
 - Where views have been established, plant taller varieties toward the bottom of the slope to preserve views.
 - Use less dense, open trees that provide shade but do not block views.

Planting Techniques

- Use irregular plant spacing to achieve a natural appearance on uniformly graded slopes. Plant trees along contour lines in undulating groups to create grove effects which blur the distinctive line of the graded slope. Shrubs of varying height may be planted between tree stands. Ground covers of native and introduced species are appropriate for slope erosion control.
- Where possible locate trees in swale areas to more closely reflect natural patterns and gather surface runoff to sustain plants.



Transitional Slope Plantings

Transitional slopes exist between the more ornamental plantings of newly planted areas and the native vegetation of undisturbed areas. The goal is to blend these two diverse areas. The following planting principles are suggested for these areas:

1. Take inventory of native plants on-site.
2. Determine the use of plants in the transitional areas, whether for erosion control, shade or screening.
3. Select species from those already existing natively to fulfill the use requirements. Blend these plants into a planting plan of other hardy, drought resistant species of more ornamental or utilitarian qualities.
4. Utilize water efficient plant species and planting design.
5. Select low fuel volume plant materials. Trees spread fire quickly. Trees on transitional slopes should not be planted within 100 feet of ornamental tree species within cultivated gardens.

Internal Slope Plantings

Internal slopes may exist within the newly developed project. They do not blend into native areas, as do transitional slopes and, therefore, may be planted with a different type of plant palette. The following principles are suggested for internal slopes:

1. Establish gradient of new slope and determine erosion control requirements.
2. Fulfill erosion control needs with water efficient plants.
3. Utilize water conserving plants in all areas.
4. Arrange plants in naturalistic patterns rather than linear rows.

DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENTS

K. FLOODPLAIN AND RIPARIAN AREAS

The Sweetwater River and Spring Valley Creek are the two major drainages in the Spring Valley Community Planning Area. Each watercourse sustains a native Riparian Woodland plant community, and as such serves as a geographical reference point for local residents. These floodplain/riparian areas are significant both ecologically and aesthetically, and contribute in both senses to the spirit of place in Spring Valley. The following design guidelines are intended to protect the scenic and environmental values of the Sweetwater River and Spring Valley Creek.

The following definitions and guidelines are compatible with current regulations, but they do not supercede adopted County ordinances and policies pertaining to development in flood plains, such as the Resource Protection Ordinance and Board of Supervisors Policy I-68 entitled, "Proposed Development in Flood Plains with Defined Floodways".

Definitions

"One Hundred-Year Flood" means a flood which may occur once every one hundred years, on average. There is a one per cent probability of such an occurrence during the course of one year.

"Flood Plain" means a land area adjacent to a river, stream, water course, ocean, bay or lake which is likely to be submerged during a flood (including, but not limited to a One Hundred-Year Flood).

"Floodway" means the river channel and the adjacent land areas needed to contain the One Hundred-Year Flood, without increasing the water surface elevation more than one foot at any point. Additional criteria necessary for good flow conditions may apply.

"Flood Fringe" means all land lying within the 100-year Flood Plain that is outside the Floodway.

- Development, including recreational projects such as golf courses, should cause minimal change to water courses and native vegetation.
- Buildings constructed in the flood plain fringe areas should be sited with tree clusters to visually connect them to the landscape and reduce their visual impact.
- The potential hazards associated with development, grading and stream bank alteration within a flood plain affect not only the on-site conditions, but may cause damage to properties upstream and downstream of the property. For



this reason, the larger off-site implications of all proposed buildings, other built improvements such as roads and parking areas, land form grading and stream bank alterations within a flood plain should also be considered in all development reviews.

The Floodway

- The Floodway should be kept as close as possible to its natural condition. Filling and/or development of permanent structures is prohibited in the Floodway. Allowable land uses are outlined in the Resource Protection Ordinance and include agricultural, recreational and other such low-intensity uses, provided they do not harm the environmental value of the floodway area.
- Construction of concrete or other engineered channels, dikes and levees within the floodway area is prohibited, except where used to protect existing structures.

The Flood Fringe

- On properties which contain areas both within and outside the Flood Fringe, buildings should be clustered, to the maximum extent feasible, in the areas of the site lying outside the Flood Fringe. Use of the Flood Fringe as group open space for recreation or other activities which would leave it in a natural state is encouraged. All land which is not proposed to be developed should be designated as open space.
- If a development is proposed in the Flood Fringe, the applicant should demonstrate that the grading and construc-

tion will not contribute to flood damage of property off-site, and that the subject property will not be subject to flood erosion. Fill shall be limited to that which is necessary to elevate the structure above the Floodway and to permit minimal functional use of the structure.

Stream Bank Stabilization

Naturally formed stream channels tend to be self-sustaining, and do not require artificial bank stabilization. Land use changes which cause an increase in impervious surfaces or sedimentation will result in channel enlargement and stream bank erosion. This may require the implementation of stream bank stabilization measures.

- Stream rehabilitation which restores the watercourse to a fairly natural state is the preferred method of stabilization. The process may include enlarging the channel at point of obstruction, clearing obstructions at natural bends and point of constriction, limitation of use in areas of excessive erosion, and revegetation of the stream with native riparian plant species.
- If rehabilitation and restoration would not adequately stabilize the subject bank, hand-placed stone or rock riprap is an acceptable alternative. Concrete

channels and other mechanical measures of stabilization are not permitted except under limited circumstances outlined in the Resource Protection Ordinance.

Planting in the Flood Plain

- The Flood Plain should be maintained in a condition which is as close to its natural state as possible. The existing native vegetation communities should be preserved and utilized in new plantings. Ornamental plantings and the introduction of non-native species should be avoided.

APPENDIX: DESIGN REVIEW APPLICATION REQUIREMENTS

This section lists application requirements for projects subject to Design Review. Three types of submittals can be involved:

- 1. Preliminary Review submittals**
- 2. Requests for Waiver of Site Plan Review**
- 3. Site Plan Review submittals**

1. Preliminary Review Submittals

Development proposals that elect the optional step of Preliminary Review may submit drawings or other materials appropriate to the nature of the project and extent of planning studies completed.

In most cases, site design, location of buildings, grading, basic form and height of buildings and landscape concepts will be important. Building elevations, perspectives and other information may be presented, but kept in preliminary form.

Preliminary Reviews are scheduled directly between the Project Applicant and the Chairperson of the Spring Valley Design Review Board (contact the County Department of Planning and Land Use to get the name and telephone number of the Chairperson). No application to the County is required for Preliminary Reviews.

2. Requests for Waiver of Site Plan Review

In certain cases, the Design Review Board may recommend a waiver of the formal Site Plan Review requirement. Projects which may be granted such a waiver: 1) must be minor in nature, and 2) must meet with the approval of the Design Review Board on Preliminary Review, and 3) must not impede the attainment of Community Design Objectives outlined in this document.

If you believe that your project may qualify for a waiver of Site Plan Review, you must first discuss the project with County Planning staff. You will be provided with an application form specifically used for waiver requests. This form must be completed by the Design Review Board based upon a Preliminary Review scheduled directly between the Project Applicant and the Chairperson of the Review Board. After reviewing the recommendation of the Review Board, the County makes its final decision on the waiver request.

3. Site Plan Review Submittals

The formal Design Review process is known by the County as Site Plan Review. Submittal requirements are outlined in the following paragraphs. Please be certain that your application is complete initially, to avoid unnecessary delays in processing.

Applications are submitted to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA, (619) 565-5981. Contact the Department for necessary forms and instructions.

Please make drawings as clear as possible and follow accepted conventions of drawing—all drawings clearly labeled, scales shown, north arrow on plans, clear and readable line work. All drawings must be folded to fit an 8-1/2" x 11" envelope, since the County mails these to Design Review Board members.

Additional information, drawings or other materials necessary to describe the project may be requested by Department of Planning and Land Use staff or the Review Board depending on the nature of the project or site. Also, depending on the project's nature, not all of the above requirements may be needed - the applicant should discuss proposed modifications with the Department of Planning and Land Use staff.

The applicant may include additional information or materials such as sketches, renderings or models if they help explain the proposal. Two sets of photos of the site and surrounding properties are always required.

Proposals should not be presented open-ended with expectations that the staff or Design Review Board will design the project for the applicant.

A. Site Analysis (of existing site conditions)

To enable evaluation of development proposals in relationship to existing conditions on the site, the following information must be presented on one or more drawings, accompanied by photographs and, if needed, written description.

1. Basic site information (locate on drawing): Site boundaries with dimensions; building setback lines and easements; existing streets, sidewalks and public rights-of-way; existing structures and other significant built improvements.

2. Existing natural features (locate on drawing):

- Trees 6 inches or more in trunk diameter. Note trunk size and species.

- Topography. Existing contours at 2 foot intervals with areas of slope over 25% highlighted.
- Patterns of surface drainage, including location of dry and running streams, gullies, washes and natural swales.
- Location of flood zone: locate floodway and 100-year flood plain.
- Rock outcroppings greater than 8 feet in diameter measured at the ground. Include spot elevations to help visualize the mass of the rock outcropping.
- Locate other significant natural features which are either site amenities or potential hazards in development.

3. Photographs of the site and neighboring environment: Provide photographs of the existing site and site conditions on adjacent properties within 400 feet of all site boundaries (including buildings on adjacent sites). Include photos of views to and outlooks from the site. Clearly label each photograph.

4. Summary. A brief written synopsis should summarize:

- Existing site amenities and assets.
- Special problems and dangers. Site areas in need of special consideration or to be avoided due to such problems as poor soil,

APPENDIX: DESIGN REVIEW APPLICATION REQUIREMENTS

drainage, steep slope, high water table, flood plain location.

- This synopsis may be noted on the Site Analysis drawing.

B. Site Plan

1. Boundaries and public improvements.

- Site boundaries, building setback lines, public streets and sidewalks (as proposed-include widths), other proposed public improvements (curbs, gutters, curb cuts).
- Include dimensions.

2. Streets, sidewalks and parking areas within the site.

- Include dimensions of parking areas and width of streets and sidewalks.
- Show location and label materials of areas of special paving such as walkways, courtyards, patios, and arcades.
- For parking areas show layout of spaces, areas of landscaping, dimensions of spaces and aisles, arrows indicating direction of flow. Number the parking spaces.

3. Structures.

- Location and dimensions with

respect to lot lines.

- Include fences, walls and accessory buildings proposed. Give heights of fences and walls.

4. Show location of dumpsters and loading areas.

5. Grading and Drainage. This may be drawn on a separate plan at the option of the applicant. It should include:

- Existing and proposed contours at 2 foot intervals.
- Finished floor elevations of proposed structures.
- Indication of all water courses, with spot elevations of high and low points.
- Area of depth of cuts. Location and height of fills.
- Show retaining walls and adjacent spot elevations.

C. Landscape Plan

Show at same scale as Site Plan. This may be combined with the Site Plan (B) in the case of small projects.

1. Existing trees 6 inches or more in diameter with their proposed disposition (to be retained or removed). Give species and trunk diameter of each.
2. Location, species (give common and

botanical name) and size (at planting - gallon or box size) of all new plant materials.

- Use symbols and a legend as necessary. Show all plant materials to scale.
- Ground cover may be indicated in mass (include on-center spacing).

3. Describe method of irrigation.

4. Describe means of erosion control, if applicable.

D. Building Elevations (Show all elevations)

- Note all finish materials on drawings.
- Provide color samples (paint chips) or one color board at the Design Review session.
- Dimension building heights from finish grade.
- Include exterior walls and fences with heights dimensioned.
- Show locations and sizes of building-mounted signs in building elevations.
- Show location of mechanical equipment, roof equipment, electrical transformers and solar panels in building elevations. Show means of screening roof equipment.

E. Building Section

One sectional drawing is suggested at a suitable scale to show relationship of buildings to the site, public street and parking area. This item is optional.

F. Signs

Provide a scaled drawing of each proposed sign with exterior dimensions and mounting height called out. Give total area of each.

- Draw or provide sample of letters and logos, and the full message to appear on the sign.
- Describe materials and colors of background and letters.
- Give means of illumination and magnitude of illumination.

G. Lighting

Provide a site lighting plan with location, type, fixture height, power rating and shielding methods indicated. Include security lighting. Show elevation drawing or manufacturer's photo of each fixture, including its material and color.

H. Statistical Summary

Provide a written summary:

- **Site areas.** Total area of site, area-covered by buildings, area covered by parking lots and drive-ways, net area of site landscaping. All in square feet.
- **Buildings.** Total enclosed building area. If a residential project give number of units and development density (units/acre).
- Number of parking spaces required and proposed.
- This information may be noted on the Site Plan drawing.